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**DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 29 MAY 2024**

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Present: Cllr A E Woodhams (Chairman)

Cllr A J Best

Cllr N Roberts

Cllr D Thomas

Cllr R Rogers

3 Members of the Public

Mrs Carol Macleod Clerk/RFO

The Chairman welcomed everyone and reported that Covid is still rife in the Parish and in Porthleven. The meeting is recorded to aid the Clerk with the minutes.

**1. FIRE EVACUATION PROCEDURE**

Procedure was explained. No fire drill this evening.

**2. DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS**

Each Member to ensure that their register of interests is up-to-date

No declarations were made. \* see Public participation.

**3. APOLOGIES FOR ABSENCE**

a) To receive and accept apologies for absence

Apologies were received and accepted from HB, CMR and MS.

**4. CONFIRMATION MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 24 APRIL 2024**

**Proposed, seconded and resolved confirmed.**

**5. PUBLIC PARTICIPATION**

Public participation was held here from 7.02 to 7.06 p.m.

**6. PLANNING**

**a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL**

**1. Application PA24/03440 Proposal** Notification of works to Trees in a Conservation Area namely T1 - 1 x med/ large monterey cypress - remove broken branches, crown lift over customers garden x 1m. T2 - 1 x med blackthorn - fell & poison stump.

T3 - 1 x med hawthorn - fell & poison stump. T4 - 1 x med / large ash -remove 5 lowest branches over customers patio & 1 low branch over outbuilding; further minor pruning to re-shape W aspect of crown. **Location** St Breaca Higher Road Breage Helston Cornwall

**NO COMMENT REQUIRED**

**2. Application PA24/02224 Proposal** Change of use to convert an existing, steel framed barn into a single storey dwelling house. **Location** Redundant Barn And Land Wheal Vor Breage Cornwall

**Proposed, seconded and resolved that Breage Parish Council supports the application.**

**3. Application PA24/03258 Proposal** Conversion and Extension of Existing Granite Barn to From Dwelling & Associated Works **Location** Barn At Huthnance Farm Nancegollan Helston TR13 0AZ

**Proposed, seconded and resolved that Breage Parish Council supports the application if the following conditions are attached:**

**1. A 6ft high fence be built between this property and the neighbouring property to protect the neighbour's privacy ensuring that they are not overlooked. 2. The windows facing onto the neighbouring property should be obscure glass to protect the neighbour's privacy ensuring that they are not overlooked.**

**b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 29 MAY 2024**

**4. Application PA24/03328 Proposal** Demolition and Replacement of Existing Annex Building **Location** Kenneggy Barn Kenneggy Germoe Penzance

**Proposed, seconded and resolved that Breage Parish Council supports the application.**

**5. Application PA24/03829 Proposal** Application for Permission in principle for erection of up to 2 dwellings (minimum of 1 dwelling, maximum of 2 dwellings) **Location** Land SW Of Lower Trescowe Farmhouse Trescowe Penzance TR20 9RN  
**Proposed, seconded and resolved that Breage Parish Council supports the application.**

**6. Application PA24/02694 Proposal** Proposed extension. **Location** The Cottage Godolphin Cross Helston Cornwall

**NOT VALID - NO COMMENTS**

**c) TO CONFIRM BREAGE PARISH COUNCIL'S PLANNING DECISIONS**

**Application PA24/01266 Proposal** Conversion of barn to form self-contained ancillary accommodation **Location** 1 Higher Pengersick, Pengersick Lane, Praa Sands, Penzance, Cornwall, TR20 9SJ

Breage Parish Council had not supported the application. The Officer wished to approve the application and requested BPC to choose from the following options: 1. To agree with their recommendation; 2. To agree to disagree or 3. Having made strong planning reasons: To maintain BPC's original position on the proposal against the Officer's recommendation, requesting that the application is determined by the Planning Committee.

Of the voting Councillors: NR and RR chose option 1; AB and MS chose option 2 and DT and TW chose option 3. This was relayed to the Officer. No reply HB.

**Confirmed.**

**7. ENVIRONMENT AGENCY – PERMIT EPR/BB3352GQ**

Sewage treatment plant serving Land Adjacent to Pengersick House Pengersick Lane Praa Sands Penzance TR20 9SJ  
 Reply received and forwarded to Councillors.

**8. APPEALS & ENFORCEMENT MATTERS**

i) Hard copy updates have been provided for Councillors

It is essential that Councillors read and initial each one

**9. EXTERNAL AUDIT**

**i) To resolve to confirm that there are no conflicts of interest with BDO LLP – the external auditors**

**Proposed, seconded and resolved that Breage Parish Council Members have no conflicts of interest with BDO LLP.**

**10. MATTERS THE CHAIRMAN CONSIDERS TO BE OF AN URGENT NATURE**

i) Staffing update.

ii) Councillors were asked to meet at Cherry Meadows, Higher Road, Breage at 6.30 p.m. before the Tuesday meeting to look round the site to understand what is there so that Parishioners' questions can be answered correctly.

iii) Godolphin Highways update for agenda on 4 June.

iv) Praa Green steps repairs – update.

**11. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS**

Ordinary Parish Council Meeting Tuesday 4 June 2024; Meeting to discuss and vote on Planning and Land use matters Wednesday 26 June 2024. Meetings, unless otherwise noted, to be held in the Parish Rooms, Breage at 7.00 p.m.

Confirmed.

**There being no further business the meeting closed at 8.12 p.m.**

## **BREAGE PARISH COUNCIL**

### **DRAFT NOTES PUBLIC PARTICIPATION PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 29 MAY 2024**

At 7.02 p.m. the meeting was closed and Public Participation opened.

The applicants for Application PA24/02224 introduced their application, the content of which is the same as was submitted in September 2023 but as a full planning application.

A neighbour objected to Application PA24/03258, not to the dwelling but to the design. The ground is much higher than their ground level and clear doors and windows would look directly into their property. There is no soak away and there has been no percolation test. There could be drainage onto the neighbour's land.

\*RR declared an interest at this point as the properties are near to her and well-known by her.

Public participation ended at 7.06 p.m. and the meeting was re-opened.