



**DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE
HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 26 JUNE 2024**

Present: Cllr A E Woodhams (Chairman)

Cllr A J Best

Cllr H Bradford

Cllr N Roberts

*Cllr R Rogers

Cllr M Southam

Cllr D Thomas

3 Members of the Public

Mrs Carol Macleod Clerk/RFO

The Chairman welcomed everyone and reported that there are high Covid numbers in Porthleven and Praa Sands. The meeting is recorded to aid the Clerk with the minutes.

1. FIRE EVACUATION PROCEDURE

There would be no fire drill. Evacuation procedure was explained.

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.

3. APOLOGIES FOR ABSENCE

a) To receive and accept apologies for absence

Apologies from CMR received and accepted.

4. CONFIRMATION MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 29 MAY 2024

Proposed, seconded and resolved confirmed.

5. PUBLIC PARTICIPATION

Public participation was held here from 7.02 to 7.11 p.m.

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

1. Application PA24/03562 Proposal Rear and side extension to replace conservatory and garage

Location Silverthorn Hendra Close Ashton Helston

Proposed that Breage Parish Council supports the application. There was no seconder.

Proposed, seconded and resolved that Breage Parish Council does not support the application. Neighbourliness - Light reduction for neighbours, side height increase and length of wall would be imposing. Loss of amenity.

Council agreed that Planning application 7. be moved to this point.

7. Application PA24/03933 Proposal Proposed two new dwellings following a class Q approval **Location** Huthnance Farm Pengwedna Nancegollan Helston

RR declared an interest of close personal contact and left the room.

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

RR returned.

2. Application PA24/02514 Amended Proposal Demolish existing front extension and replace with two storey extension **Location** Fucshia Cottage Rinsey Lane Ashton Helston Cornwall TR13 9SG

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

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

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

4. Application PA24/04240 Proposal Works to a tree in a Conservation Area for Elm - reduce crown to line drawn on accompanying photo (by approximately 4 metres). **Location** Sunnyside Higher Road Breage Helston Cornwall

No comments required

5. Application PA24/04566 Proposal Notification of works to Tree in a Conservation Area namely coppice to a stump close to level of Cornish hedge - T1 - 1 x medium / early mature ash (with extensive symptoms of ash die-back) **Location** Trelyn Shute Hill Breage Helston Cornwall

No comments required

6. Application PA24/04567 Proposal Notification of works to Trees in a Conservation Area namely T1 - 1 x medium sycamore (previously coppiced & recently topped) – reduce height to 1.8m from driveway surface. T2 - 1 x small goat willow - coppice at approx 0.2m height to manage as shrub. T3 - 1 x small horsechestnut (managed as a pollard) - re-pollard at previous pollard points (approx 2.2m height - see photo). **Location** Willavean Higher Road Breage Helston Cornwall

No comments required

8. Application PA24/04270 Proposal Erection of a dwelling with new vehicular driveway. **Location** Westward Ho Main Road Ashton Helston

Proposed, seconded and resolved that Breage Parish Council supports the application but only with the condition that the entrance/egress is moved either to the actual Westward Ho property entrance/egress or through the gate into the field where the Highways stated visibility splays could be met. It should not be situated on the blind bend.

9. Application PA24/04530 Proposal Proposed replacement dwelling with non-compliance with condition 2 in relation to decision notice PA24/00190 dated 27.03.2024 **Location** Bay View Treweloe Road Praa Sands Penzance

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

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 26 JUNE 2024

10. Application PA24/04688 Proposal Construction of extension to dwelling without compliance of condition 2 of decision notice PA23/10357 dated 19/02/2024 **Location** Alexandra House 6 Bakers Row Breage Helston

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

11. Application PA24/04749 Proposal Removal of No.1 Chimney, External & Internal Alterations & Associated Works **Location** Osborne House Trescowe Germoe Penzance

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

c) TO CONFIRM BREAGE PARISH COUNCIL'S PLANNING DECISIONS

i) 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

Breage Parish Council supported the application. The Officer wished to refuse 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: AB chose option 2 and NR, RR, DT and TW chose option 3. This was relayed to the Officer.

ii) 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
Breage Parish Council supported the application. The Officer wished to refuse 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 request that the application is determined by the Planning Committee.

Of the voting Councillors: RR and DT chose option 1 and AB, NR and TW chose option 3. This was relayed to the Officer.

7. APPEALS & ENFORCEMENT MATTERS

i) Hard copy updates have been provided for Councillors

It is essential that Councillors read and initial each one

ii) The Clerk was asked to contact Enforcement once more regarding an earlier Praa Sands application.

8. CHAIRMAN'S COMMENTS

i) The beach steps from Praa Green have been removed. There have been nasty comments on Facebook and by e-mail. A clear description and explanation of the new set of steps has been put on Facebook and a message on BPC's website.

*RR apologised and left at 8.07 p.m.

ii) Breage Field. Sand is now in place under the swings. The journey and cost of the new play equipment was explained.

iii) The rabbit holes on Praa Green and in Ashton Amenity Area are being filled.

iv) Tendering for Praa Sands toilets closes tomorrow.

9. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

Ordinary Parish Council Meeting Tuesday 2 July 2024; Meeting to discuss and vote on Planning and Land use matters Wednesday 31 July 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 8.14 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 applicant for Application PA24/03933 explained that the application is for 2 new dwellings. This will be a pair of semi-detached. This gives more community space and will help with parking issues. The design and cladding will be matched.

Application PA24/03562: Neighbours expressed concern regarding the side extension that would have a 3.6m high, 13.5m long wall only 1m away from the neighbouring property. This would stop the neighbours' light and be built on the building line. They felt that the drainage would be disrupted by the foundations. There is no party wall agreement.

The Chairman explained that the party wall could be discussed with CC Planning. Speaking to their neighbour was suggested as was checking their deeds over a further matter.

Public participation ended at 7.11 p.m. and the meeting was re-opened.

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