



**DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 25 SEPTEMBER 2024**

Present: Cllr A Woodhams (Chairman)

Cllr A J Best

Cllr C Oxford Pope

Cllr R Rogers

Cllr G Smith

Cllr D Thomas

D Rutherford

8 Members of the Public

Mrs Carol Macleod Clerk/RFO

The Chairman welcomed everyone. The meeting would be recorded to aid the Clerk with the minutes. Covid is high again in Praa Sands, Breage and Porthleven. Hand gel and masks are readily available.

**1. FIRE EVACUATION PROCEDURE**

This was explained. There would be no fire drills 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.

**3. APOLOGIES FOR ABSENCE**

a) To receive and accept apologies for absence

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

**4. CONFIRMATION MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 28 AUGUST 2024**

**Proposed, seconded and resolved.**

**5. PUBLIC PARTICIPATION**

Public participation was held here from 7.02 to 7.30 p.m.

**6. PLANNING**

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

**i) Application PA24/06287 Proposal** New dwelling and associated works **Location** Land East Of Longfield House Trevurvas Lane Ashton Helston

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

**ii) Application PA24/06102 Proposal** Refurbishment of an existing two storey dormer **Location** Sea Horses Sea Meads Praa Sands Penzance

**Proposed, seconded and resolved that Breage Parish Council supports the application but requests that a condition be attached that Officers give recognition to The Coast Protection Agency's comments regarding the Cornwall Coastal Vulnerability Map.**

**iii) Application PA24/05942 Proposal** Proposed replacement dwelling and associated landscape works **Location** Bojowan Chy An Dour Road Praa Sands Penzance

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

**iv) Application PA24/05846 Proposal** Proposed agriculture irrigation reservoir with a capacity of 15,000m3 with associated embankment, woodland planting and grassland creation **Location** Pengwedna Reservoir Godolphin Road Nancegollan Cornwall

**Proposed, seconded and resolved that Breage Parish Council supports the application requesting that 2 conditions be attached: i) A Tree Protection Order ii) The pump house to be sound proofed.**

**v) Application PA24/04844 Proposal** Conversion of redundant agricultural building to a dwellinghouse **Location** Land South Of Carluick Farm Carluick Godolphin Cross Cornwall

**Proposed and seconded that Breage Parish Council supports the application, resolved on the Chairman's casting vote.**

## **b) TO CONFIRM BREAGE PARISH COUNCIL'S PLANNING DECISIONS**

**i) 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

Breage Parish Council supported the application if the following conditions were 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.

The Officer wished to approve the application and requested BPC 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. The 4 voting Councillors AB/RR/DT and TW all chose option 1. To agree with the Officer's recommendation. This was relayed to the Officer.

**To confirm the decision**

**Proposed, seconded and resolved decision confirmed.**

**ii) Application PA24/01722 Proposal** Proposed loft conversion and extension to an existing private detached dwellinghouse **Location** Chy An Mor Parc Morrep Praa Sands Penzance

Breage Parish Council did not support the application because of the overbearing scale and mass and the vagueness of the height difference. It was felt that the application should go back to Cornwall Council Planning Authority and be considered as a full planning application.

The Officer wished to approve the application and requested BPC 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. 3 of the 4 voting Councillors responded: HB and TW chose option 1. To agree with the Officer's recommendation and DT chose option 3. To maintain BPC's original decision. This was relayed to the Officer.

**To confirm the decision**

**b) i) and ii) composite vote, proposed, seconded and resolved decisions confirmed.**

## **7. APPEALS & ENFORCEMENT MATTERS**

i) Hard copy updates have been provided for Councillors

It is essential that Councillors read and initial each one

## **8. CHAIRMAN'S COMMENTS**

i) F&GP Committee to meet on 18 October to finalise Budget/Precept matters 2025/26 to be forwarded to the 5 November Council meeting.

ii) The new bus shelter on land adjacent to the Toll House, Ashton should soon be erected.

iii) There are signs of rough sleeping habitation in the small building opposite the Old Motel, Ashton.

iv) The 'No parking' sign in the passing space, Byway47 is still being ignored,

v) Fly tipping has been taking place, just past the exercise area, Praa Green. A pile of pallets have now been removed and a 'No Fly Tipping' sign is to be erected.

vi) Work will continue at Godolphin Shute.

vii) No further information is available re. the Praa Sands Toilets.

ix) There will be application from 2 co-option candidates on the agenda for 1 October.

## **9. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS**

Ordinary Parish Council Meeting Tuesday 1 October 2024; Finance and General Purposes Committee Meeting Friday 18 October 10.00 a.m. in the Parish Rooms; Meeting to discuss and vote on Planning and Land use matters Wednesday 30 October 2024; Parish Meeting to include Budget and Precept setting Tuesday 5 November 2024 Meetings, unless otherwise noted, to be held in the Parish Rooms, Breage at 7.00 p.m.

There being no further business the meeting closed at 9.15 p.m.

## **BREAGE PARISH COUNCIL**

### **NOTES PUBLIC PARTICIPATION PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 25 SEPTEMBER 2024**

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

The agent for application PA24/06287 spoke giving details of the site, stating that it is a rounding off area. The site plan has been developed as sensitively as possible, giving no negative impact on the neighbours. A description of the proposed development was given. The applicant for the application spoke briefly about their personal circumstances and their hope of the proposed building giving them a future. Neighbours attended the meeting and spoke in support of the application. The adjacent neighbours expressed concern regarding noise, the wood burner stove and the visual impact of the development on their much-valued rear garden and the anxiety and stress it would cause them through loss of privacy. The architect responded that they had endeavoured not to breach the neighbours' privacy. There would be no overlooking. The high standard acoustics would be excellent and there would be no noise from the dwelling. The applicant read out a letter that had been sent to the adjacent neighbours some time ago, attempting to ask them to respond but no response had been made.

The agent for application PA24/05942 thanked BPC for permitting a pre-app where a comprehensive presentation had been made. They assured Council that no construction vehicles would use Byway 47. The drainage would be Penwith tank and drain designs. The Chairman added that the application had been validated by the Planning Authority and is therefore a lawful application. Public participation ended at 7.30 p.m. and the meeting was re-opened.