



**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 JANUARY 2025**

Present: Cllr A Woodhams (Chairman)

Cllr H Bradford

Cllr R Rogers

Cllr G Smith

Cllr C Tyler

Cllr L Tyler

Mrs Carol Macleod Clerk/RFO

The Chairman welcomed everyone. Covid is high again in the Parish. Hand gel and masks are readily available. Norovirus is also prevalent.

1. FIRE EVACUATION PROCEDURE

This was explained.

2. DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS

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

There were no declarations.

3. APOLOGIES FOR ABSENCE

a) To receive and accept apologies for absence

Apologies from AB, COP, CMR, MS and DT were received and accepted.

4. CONFIRMATION MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 18 DECEMBER 2024

Proposed, seconded and resolved confirmed.

5. PUBLIC PARTICIPATION

No members of the public were present therefore Public Participation was not held.

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

i) Application PA24/09666 Proposal Change of use of existing annex to form holiday accommodation, demolition of garage, construction of 2-storey side extension, extension of existing loft conversion & associated works **Location** Roscarrick Penwerris Rise Praa Sands Penzance

Proposed, seconded and resolved that if the holiday accommodation is for family and the two following conditions are attached Breage Parish Council would be able to support. If the intention is for the annex to be let out, (would the Officer please give clarification regarding the holiday accommodation), Breage Parish Council will need to reconsider whether to support the application.

Conditions:

1. Suitable off-road parking to be provided for the additional vehicles

2. There is no main drainage in Praa Sands. A sewage plant to be installed due to the proximity of the beach.

ii) Application PA24/09759 Proposal Proposed extension to replace existing detached outbuildings. **Location** Millpool Farm Millpool Goldsithney Penzance

Proposed, seconded and resolved that Breage Parish Council supports the application pending bat survey needs.

iii) Application PA24/09822 Proposal First floor extension over existing garage and replace garage door with window. **Location** 14 Penbro Way Breage Helston Cornwall

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

iv) Application PA24/09512 Proposal Rear extension to dwelling and minor internal alterations. **Location** Kandra 4 Vicarage Row Breage Helston

Proposed, seconded and resolved that Breage Parish Council supports the application. A pleasant, sound addition creating needed space.

v) Application: PA24/09146 Proposal: Construction of side extension with room in the roof, and conversion of the garage to form 'annexe accommodation' **Location** Rosekeryn Pengersick Lane Praa Sands Penzance Cornwall TR20 9SL

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

vi) Application PA24/09508 Proposal Application for Permission in Principle for proposed redevelopment of previously developed land to provide a family home **Location** Clover Meadow Higher Road Breage Helston

Proposed, seconded and resolved that Breage Parish Council would support the application if the build is restricted to one dwelling.

vii) Application PA25/00342 Proposal 2023 for Reserved matters of appearance, landscaping, layout and scale following outline consent PA19/06000 dated 10.09.2020 (allowed under appeal reference: APP/D0840/W/19/3243611) for a rural exception scheme, namely, minor amendments to fenestration, amendment of window material from aluminium to uPVC and amendment of timber cladding to composite cladding **Location** Land Rear Of Kei Wei Rinsey Lane Ashton Cornwall TR13 9SF

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

viii) Application PA25/00198 Proposal Conversion of Existing Outbuilding to Form Ancillary Accommodation for Family Members. without compliance of condition 3 of decision notice PA21/08213 dated 07/01/2022. **Location** Roslyn Higher Road Breage Helston **Proposed, seconded and resolved that Breage Parish Council is minded that compliance of condition 3 of decision notice PA21/08213 dated 07/01/2022 should not be released for the reasons below:**

There would be an impact on neighbours.

There is no off-road parking area and Higher Road is already overfilled with parked vehicles. There would definitely be a parking issue.

No separate treatment plant has been provided.

A separate to let unit would not be feasible in this Conservation Area.

It appears to be in conflict with para 130 NPPF 2021 as stated in the original position.

ix) Application PA25/00113 Proposal Permission in principle for the construction of up to 2 dwellings (minimum 1, maximum 2) **Location** Land Adj The Chapel Rinsey Ashton Cornwall

Proposed, seconded and resolved that Breage Parish Council does not support the application as it does not add to the aesthetics of the hamlet

This is not a working hamlet and there would be no benefit. Integrity should be maintained.

Breage Parish Council does not consider it to be infill or rounding off. Density does not conform to Policy 21c.

It would impose on one of the last remaining grass spaces in the village.

b) TO CONFIRM BREAGE PARISH COUNCIL'S PLANNING DECISIONS

i) Application PA24/08756 - Redundant Barn And Land, Wheal Vor, Breage - Conversion of existing barn to a single dwellinghouse and associated landscaping enhancements. Breage Parish Council supported the application. The Officer wished to refuse 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. 2 of the 8 voting Councillors HB and DT chose option 1. to agree with the Officer's recommendation but 6 Councillors AB, GS, MS, CT, LT and TW chose option 3. To maintain BPC's original position on the proposal against the Officer's recommendation, requesting that the application is determined by the Planning Committee. This was relayed to the Officer with the following comments: It is therefore strongly requested that the application be determined by the Planning Committee. There has been considerable public support for these young people who need somewhere to live with their growing family. Despite the current building being designed for agricultural purposes and based on the merits of the application, it is felt that this concealed redundant farm building, over 70% of which has been assessed as in good condition and could be retained, should be made available for conversion. The building is off-road and will conform to the local character. It will still look like a barn. Breage Parish Council holds to its comments given for PA24/02224: 'Council supports this application. It would bring a local family with children into the Parish, giving them a home close to their family. All the public comments submitted were supportive. WHS stated that the proposals do not appear to impact on the outstanding universal values of the WHS'. Breage Parish Council is robust in its support for young families that contribute to the vibrancy of the parish, in this particular case to the business element and to the support of the local infrastructure by way of schooling. Additionally, policy H4 of the Breage Neighbourhood Development Plan, positively supports exactly this creative use of redundant agricultural buildings plus the sensible addition to the parish housing stock. 8.28 *'There are a large number of old farm buildings spread across the Parish, and as farming methods have changed over the years many become unused and neglected. It is often the case that such buildings are important to the local vernacular and if sensitively re-used can contribute to the character of the landscape. They are often also important in promoting and maintaining biodiversity. When converted and re-used for residential purposes, they can provide an opportunity to contribute towards meeting the housing requirements of the NDP'*. As the building is already in existence it has no, or very low impact upon the WHS designation of the area. With the recently enhanced housing provision target set by Central Government it is important that the input of local knowledge by Parish Councils is given appropriate consideration in order that the Councils can positively support Parishioners where relevant. The Parish Council therefore requests that its comments please be given intense consideration.

To confirm the decision.

Proposed, seconded and resolved 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) The certificates for the recent cardiopulmonary resuscitation and defibrillator training at Ashton Village Hub were distributed by the Chairman.

ii) Election packs will be available once the Clerk or Clerk Designate has collected them during the first week of March.

iii) Purdah begins on 14 March.

iv) The bus shelter at Newtown had its roof smashed during the recent storm. CC were informed of this and it has been removed. It will be replaced.

v) The Vice -Chairman is presently unwell and will be absent from BPC meetings for a while.

9. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

ORDINARY PARISH COUNCIL MEETING TUESDAY 4 FEBRUARY 2025; ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS WEDNESDAY 26 FEBRUARY 2025 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 was closed at 8.34 p.m.

Draft