

BREAGE PARISH COUNCIL

Mr D Rutherford Clerk/RFO to the Council Parish Rooms Breage HELSTON TR13 9PD Tel: 01326 574781/07767165077

E-mail: clerk@breagepc.org.uk

Website: www.breagepc.org.uk



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 JULY 2026

Present: Cllr A Woodhams (Chairman)

Cllr D Thomas

Cllr R Jude

Cllr C Tyler

Cllr A Best

Cllr H Bradford

Cllr L Campbell

CCllr J Hodgetts / Mr D Rutherford Clerk/RFO / 0 Members of the public

1. FIRE EVACUATION PROCEDURE

The Chair advised there would be no fire drills this evening. The evacuation procedure was explained.

2. DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS – None declared

3. APOLOGIES FOR ABSENCE

a) Apologies were received and accepted from Cllr L Tyler, Cllr R Rogers, Cllr C Ralph, Cllr R Jude

4. CONFIRMATION MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 27 MAY 2026

Proposed, seconded, resolved and confirmed for accuracy.

5. PUBLIC PARTICIPATION – None

6. PLANNING

i) **Application PA26/04305 Proposal** Proposed replacement ground floor side extension. **Location** Quillet Cottage Trenwheal Leedstown Hayle - **It was Proposed, seconded and resolved to support this application.**

ii) **Application PA26/04270 Proposal** Creation of new access to serve existing dwelling and construction of dwelling house and associated works with variation of condition 2 of Decision Notice PA25/05303 dated 16.12.2025

Location Cara Del Castle Drive Praa Sands Penzance. **No decision was reached on this application – Council felt the application required greater explanation and clarity on issues such as the treatment plant, 7m rule, the expressed view was the application was so opaque Members were not confident to vote either way.**

iii) **Application PA26/04666 Proposal** Proposed Extension and loft conversion. **Location** Bos Praa Helston Road Germoe Penzance - **It was Proposed, seconded and resolved to support this application.**

iv) **Application PA26/04517 Proposal** Demolition of Previously Approved Barn Conversion, Construction of Self Build Dwelling & Associated Works **Location** Barn East Of Prospect Place, Trescowe Common, Germoe, Penzance, TR20 9RT - **It was Proposed, seconded and resolved Not to support this application. Members were concerned that approval of a new-build dwelling in this location, rather than implementation of the previously allowed barn conversion, could create an undesirable precedent for residential development on other rural field sites with existing access across Cornwall. The Council accepts the Planning Inspector's decision in relation to the previous barn conversion appeal but considers that this application should remain within the scope and terms of that appeal decision, rather than establishing a materially different new-build proposal. If Cornwall Council is minded approving the application, BPC requests that full remediation of the contaminated land be secured by condition before development proceeds.**

v) **Application PA26/04749 Proposal** Application for Permission in Principle for the construction of up to 2 dwellings (minimum of 1, maximum of 2) **Location** Land West Of Lowena Rinsey Lane Ashton Helston - **It was Proposed, seconded and resolved to support this application.**

7. CHAIRMAN'S COMMENTS

AW reported that a statutory nuisance had been reported by residents regarding the development on Hendra Lane and the lack of measures taken to protect them from dust and debris – This is now with the Environment Agency, Coastline and Contractor with a case pending for compensation.

8. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

PARISH COUNCIL MEETING TUESDAY 04 AUGUST 2026, PLANNING AND LAND USE MATTERS WEDNESDAY 26 AUG 2026.

MEETINGS, UNLESS OTHERWISE NOTED, TO BE HELD IN THE PARISH ROOMS, BREAGE AT 7.00 P.M.