

BREAGE PARISH COUNCIL

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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 25 FEBRUARY 2026

Present: Cllr A Woodhams (Chairman)

Cllr D Thomas

Cllr R Jude

Cllr A Best

Cllr G Smith

Cllr H Bradford

Cllr L Campbell

Cllr R Rogers

Cllr C Ralph

Cllr J Hodgetts / Mr D Rutherford Clerk/RFO

Six members of the public

The Chairman welcomed everyone.

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

3. APOLOGIES FOR ABSENCE

a) Apologies were received and accepted Cllr M Southam, Cllr L Tyler, Cllr C Tyler

4. CONFIRMATION MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 28 JAN 2026

Proposed, seconded, resolved and confirmed for accuracy.

5. PUBLIC PARTICIPATION – 19:03 – 19:19

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

i) Application PA26/00546 Proposal Proposed extension & associated works. **Location** Kenneggy Villa Kenneggy Germoe Penzance. **It was Proposed, seconded and resolved to support this application.**

ii) Application PA26/00647 Proposal Listed Building Consent for the installation of conservation rooflight (to serve studio). **Location** The Old Piggery Pengersick Lane Praa Sands Penzance. **It was Proposed, seconded and resolved to support this application.**

iii) Application PA26/00685 Proposal Conversion of existing barns to form a self-build dwelling and two holiday letting units. **Location** Tregonning Farm Tregonning Lane Carleen Breage. **It was Proposed, seconded and resolved to support this application with the following amendments:** 1. The water supply was listed as mains on the application, yet all the water to immediate housing is via a reservoir system or bore holes. There already exists an issue with water pressure with the existing housing stock and supply to animals during dry periods, so needs addressing. 2. Traffic issues were raised by residents so would welcome a Highways report. 3. Is there scope to use a sewage treatment plant rather than septic tank? 4. Concerns were also raised re occupants' safety when feeding animals using a tractor, in the same access space - needs a plan to avoid an accident.

iv) Application PA26/00857 Proposal Replacing existing flat roof with a dual pitched roof over kitchen and replacement side kitchen window. **Location** Pednpell Prospect Close Higher Lane Ashton. **It was Proposed, seconded and resolved to support this application.**

v) Application PA26/00233 Proposal Proposed groundworks to extend existing agricultural yard area **Location** Goon Rinsey Farmhouse Goon Rinsey Meadows Ashton Helston. **It was Proposed, seconded and resolved to support this application.**

7. CHAIRMAN'S COMMENTS

i) Advised Cllrs he was having a meeting with Highways to discuss issues on the A394 around Shute Hill, Breage.

ii) Resilience planning, Cllrs Smith and Campbell had been asked to look at plans and report to council at the next meeting and the Clerk had been asked to look at Starlink options.

iii) The proposed community led conservation area behind Pengersick is going to Cornwall Council for a decision.

iv) An EOI had been submitted to the CAP for a feasibility study to connect Breage to Porthleven via a new walk way through the woods starting at Trewithick Road.

8. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

PARISH COUNCIL MEETING TUESDAY 03 MARCH 2026, PLANNING AND LAND USE MATTERS WEDNESDAY 25 MARCH 2026.
MEETINGS, UNLESS OTHERWISE NOTED, TO BE HELD IN THE PARISH ROOMS, BREAGE AT 7.00 P.M.

PUBLIC PARTICIPATION – 19:03 – 19:19

6 members of the public attended to speak about PA26/00685 1 in support 5 against the application.

Main concerns detailed:

Transport, 30% increase in Traffic

Water Supply, this is private not mains and already issues with pressure and scarcity in drier months and run off concerns from farm

Farm viability and conflict with tourism.

CClIr Hodgetts, updated members on:

The countywide situation with potholes.

The number of complaints re Rinsey lane that he was dealing with

The Full Council meeting at Cornwall Council to discuss and agree the budget.

DRAFT