**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 27 AUGUST 2025**

Present: Cllr A Woodhams (Chairman)

Cllr D Thomas

Cllr G Smith

Cllr R Jude

Cllr H Bradford

Cllr C Ralph

Cllr A Best

Three Members of the Public

Mr D Rutherford Clerk/RFO

CCllr J Hodgetts (20:25)

The Chairman welcomed everyone.

**1.FIRE EVACUATION PROCEDURE**

There would be no fire drills this evening. The evacuation procedure was explained.

**2.DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS** Cllr D Thomas declared an interest in PA25/05303

**3. APOLOGIES FOR ABSENCE**

a) To receive and accept apologies for absence

Apologies from Cllr L Tyler & Cllr C Tyler, Cllr R Rogers, Cllr M Southam were received and accepted. Cllr J Hodgetts also sent in apologies due to another meeting commitment he would be late.

**4. CONFIRMATION MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 30 JULY 2025**

**Proposed, seconded, resolved and confirmed for accuracy.**

**5. PUBLIC PARTICIPATION**

Public participation was held here from 7.03 to 7.40 p.m.

**6. PLANNING**

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

**i) Application PA25/05084 Proposal** Part demolition with proposed extensions & associated works. **Location** Vithan Cottage Herland Road Godolphin Cross Helston - **Proposed, seconded and resolved that Breage Parish Council supports the application.**

ii) **Application PA25/05369 Proposal** First floor extension to provide a self-contained family annexe (revised scheme of

PA15/09472). **Location** Hill Cottage Trewelloe Road Praa Sands Penzance **Proposed, seconded and resolved that Breage Parish Council supports the application WITH THE CONDITION the Annex remains ancillary to the house.**

iii) **Application PA25/05303 Proposal** Creation of New Access to Serve Existing Dwelling and Construction of Dwelling

House & Associated Works **Location** Cara Del Castle Drive Praa Sands Penzance. **Proposed, seconded and resolved that Breage Parish Council supports the application.**

iv) **Application PA25/03708****Proposa**l Construction of replacement barn and associated works. **Location** Huthnance Farm Pengwedna Nancegollan Helston.  **Proposed, seconded and resolved that Breage Parish Council supports the application.**

**v) Application PA25/05082** **Proposal** Proposed change of use from holiday let to residential. **Location** Penhale Vean Penhale Breage Helston**. Proposed, seconded and resolved that Breage Parish Council supports the application.**

**vi) Application PA25/06269 Proposal** Town and Country Planning (General Permitted Development) (England) Order 2015 Notification to the Mineral Planning Authority to carry out a program of exploration drilling **Location** Land At Breage Helston Cornwall TR13 9QF. **This application was noted and discussed.**

**vii) Application PA25/05544 Proposal** Proposed erection of dwelling with domestic garage. **Location** Trerose Trescowe Germoe Cornwall **Proposed, seconded and resolved that Breage Parish Council does not support the application, on the basis that the location is unsuitable for an open market dwelling and would result in the loss of the previously agreed S.106 agreement attached to the property in previous applications.**

**7. APPEALS & ENFORCEMENT MATTERS**

i) **Application PA25/03739 Proposal** Permission in principle for the construction of an affordable led housing development and associated works (minimum 6 dwellings, maximum 8 dwellings) **Cornwall Council Decision – refused, now gone to appeal.**

ii) **ROW/3312595** Addition of Bridleways & Upgrade of Footpaths to Bridleways & a Restricted Byway at Tregonning Hill in the Parishes of Germoe & Breage) DMMO 2021 – **Decided**

**8. CALL FOR SITES APPLICATION -** Land East of Goon Rinsey Farm, Fore Street, Ashton, TR13 9RZ. **Noted**

**9. CHAIRMAN’S COMMENTS**

i) Advised that the Willow Birdnest in Breage Playing Fields had been removed as it had dried out a presented a risk to users.

**10. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS**

**PARISH COUNCIL MEETING TUESDAY 02 SEPTEMBER 2025, PLANNING AND LAND USE MATTERS WEDNESDAY 24 SEPTEMBER 2025. 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 9.26 p.m.**

**BREAGE PARISH COUNCIL**

**NOTES PUBLIC PARTICIPATION PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE**

**ON WEDNESDAY 27 AUGUST 2025**

Three members of the public attended to speak about Application PA25/05303, statements were read from two others unable to attend in person

Four members of the public present or represented via script, were firmly opposed to this application, main concerns expressed centred on the verge ownership and parking. The impact of traffic intensification on an unadopted private road, maintained at residents’ expense, in terms of both pedestrian access and general access. The use of the verge as a soakaway and other services and the implications that the development would have on them. One resident was not happy with the development in general.

One resident spoke in support of the application, citing reasons for the proposal and that some of the issues regarding verges had been covered under the previously approved PA25/03884 application.