**BREAGE PARISH COUNCIL**

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

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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 30 JULY 2025**

Present: Cllr A Woodhams (Chairman)

Cllr D Thomas

Cllr G Smith

Cllr R Jude

Cll H Bradford

Cllr L Tyler

Cllr C Tyler

Cllr C Ralph

Cllr M Southam

Cllr R Rogers

CCllr Jay Hodgetts

11 Members of the Public

Mr D Rutherford Clerk/RFO

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**

Each Member to ensure that their register of interests is up to date – Cllr R Rogers declared an interest in applications PA25/04407 & PA25/04408

**3. APOLOGIES FOR ABSENCE**

a) To receive and accept apologies for absence

Apologies from AB were received and accepted.

**4. CONFIRMATION MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 25 JUNE 2025**

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

**5. PUBLIC PARTICIPATION**

*Public participation was held here from 7.07 to 7.28 p.m.*

**6. PLANNING**

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

**i) Application PA25/03982 Proposa**l Conversion of former garage from existing picture framing workshop and storage

area into gallery. **Location** Sea Meads Lodge Sea Meads Praa Sands Penzance - **It was proposed, seconded and resolved that Breage Parish Council supports this application.**

**ii) Application PA25/04593 Proposal** Application for a Lawful Development Certificate for an existing use of land as a

domestic garden. **Location** Parc An Fold Wheal Vor Breage Helston **It was proposed, seconded and resolved that Breage Parish Council supports this application.**

**iii)** **Application PA25/00640/PREAPP** Proposal Pre-application advice for proposed vehicular access**. Location:**  Building And Land Adj To Smugglers Barn Pengersick Lane Praa Sands - **No comment requested by planning officer for info only, therefore not discussed.**

**iv)** **Application PA25/04718** **Proposal** Application for Permission in Principle for the construction of up to 6 dwellings

(minimum of 5, maximum of 6) **Location** Land Off Tygher Trygher Forth Vean Godolphin Cross - **It was proposed, seconded and resolved that Breage Parish Council supports this application.**

v) **Application PA25/04407 Proposal** Construction of self build and custom build replacement dwelling following CLEUD

approval under PA24/08907 **Location** Land East Of Primrose Coach Garage Plot 1 Primrose Coach Garage Noonvares

Lane Townshend. **Breage Parish Council does not support the application on the basis that this is a new build residential property in the open countryside, in an unsustainable location, which is not supported by the Cornwall local plan nor the Breage Neighbourhood Plan**

**vi) Application PA25/04408, Proposal** Construction of self build and custom build replacement dwelling following CLEUD

approval under PA24/08907.Location Plot 2 Riverside Bungalow Noonvares Lane Townshend. **Breage Parish Council does not support the application on the basis that this is a new build residential property in the open countryside, in an unsustainable location, which is not supported by the Cornwall local plan nor the Breage Neighbourhood Plan**

**vii)** **Application PA25/05137 Proposal** Permission in principal for the erection of 6 affordable-led dwelling houses

(minimum 1 maximum 6), **Location** Land North Of Hendra House Hendra Lane Ashton Helston **- Breage Parish Council does not support this application**. Whilst affordable homes are to be welcomed, it was felt other locations within the Parish must be considered first. The Council notes that the CLP is still being revised post the new NPPF and revised housing targets. Ashton has already been saturated with development in the last 5-10 years and lacks sufficient facilities and infrastructure to absorb yet more development. There are serious and widely held concerns regarding flooding and traffic safety at this site, allied to strong community representation against this development at the Planning meeting.

**b) TO CONFIRM CORNWALL COUNCIL’S PLANNING DECISIONS**

**i) Application PA25/03739 Proposal**: Permission in principal for the construction of dwellings and associated works (minimum 6, maximum 8). **Location:** Land West Of Lowenna Newtown Germoe Penzance Cornwall TR20 9AD - **Refused**

**7. APPEALS & ENFORCEMENT MATTERS**

i) **Application PA25/02366 Proposal** PIP for the construction of up to 2 self-build dwellings **Location** Land South of Greenbury, Roseudgeon. **Appeal** start date 01/07/2025 - **Noted**

**8. CHAIRMAN’S COMMENTS**

i) TW advised members that a bench was being replaced at the Bus stop at Breage and one at Ashton.

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

**PARISH COUNCIL MEETING TUESDAY 05 AUGUST 2025, PLANNING AND LAND USE MATTERS WEDNESDAY 27 AUGUST 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 9.16 p.m.**