

BREAGE PARISH COUNCIL

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ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS TO BE HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 30 OCTOBER 2024

To: Breage Parish Councillors: You are hereby summoned to attend this meeting

To: Members of the Public: You are hereby invited to attend this meeting

You may contact the Parish Clerk on 01326 574781/07767165077 or email clerk@breagepc.org.uk regarding Planning Applications

 Recoverable Signature

X Carol Macleod

Carol Macleod

Clerk and RFO to Breage Parish Council

Signed by: 2635630a-cbdb-4eaa-af3c-a9b5f8625bfd

AGENDA

1. FIRE EVACUATION PROCEDURE

2. DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS

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

3. APOLOGIES FOR ABSENCE

a) To receive and accept apologies for absence

4. CONFIRMATION MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 25 SEPTEMBER 2024

5. PUBLIC PARTICIPATION

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

i) Application PA24/06230 Proposal Erection of 14 lodges, 8 bell tents, communal building and associated works **Location** Land For Penbro Farm Camp Site Sithney Cornwall TR13 9PN

ii) Application PA24/07583 Proposal Works to Trees within a Conservation Area (TCA) - T1 - 1 x very large beech - Crown reduction pruning to NW & SE aspects **Location** West Wing Flat The Old Vicarage Vicarage Row Breage Helston

No Comments required

iii) Application PA24/07145 Proposal Erection of a Single Dwelling **Location** Land Adj To Rose Cottage Godolphin Cross Helston Cornwall

iv) Application: PA23/09456 Proposal Construction of a mixture of open market and affordable housing development, landscaping and associated works **Location** Land West Of Mens Institute Shute Hill Breage Cornwall TR13 9PU

b) TO CONFIRM BREAGE PARISH COUNCIL'S PLANNING DECISIONS

i) Application PA24/03933 Proposal Proposed two new dwellings following a class Q approval **Location** Huthnance Farm Pengwedna Nancegollan Helston

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. Of the voting Councillors: 1 Councillor, DT chose option 1 to agree with the Officer's recommendation and 2 Councillors AB and TW chose option 3 to maintain BPC's original position, requesting that the application is determined by the Planning Committee, stating, 'Two dwellings instead of three is less overbearing. Much better design, up-to-date, modern and amenities for parking improved. Good use of the old building.' This was relayed to the Officer. No reply was received from HB or MS.

To confirm the decision

ii) Application PA24/06287 Proposal New dwelling and associated works **Location** Land East Of Longfield House Trevurvas Lane Ashton Helston

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. 5 of the 6 voting Councillors AB, GS, DT, RR and TW chose option 3 to maintain BPC's original position, requesting that the application is determined by the Planning Committee, stating that 'Trevurvas should be dealt with and regarded as a hamlet in its own right and dealt with for planning purposes separately from Praa Sands. As can be seen, there is overwhelming support from the neighbouring community with one exception.

The Parish Council supports this application and went to great lengths to attempt to find a solution to the one objector's points at a recent BPC meeting by engaging in debate with all parties. Breage Parish NDP, page 27, development in small hamlets should be used to assess this application, where development boundaries are not stipulated, for good reason and that is to maintain the cohesion of their communities. This application does not harm the intrinsic character of the hamlet. Policy S2.' COP voted for option 1. to agree with the Officer's recommendation.

To confirm the decision

7. APPEALS & ENFORCEMENT MATTERS

i) Hard copy updates have been provided for Councillors

It is essential that Councillors read and initial each one

8. BREAGE PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

i) Update

9. CHAIRMAN'S COMMENTS

10. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

Parish Council Meeting to include Budget and Precept setting Tuesday 5 November 2024; Meeting to discuss and vote on Planning and Land use matters Wednesday 27 November 2024; Meetings, unless otherwise noted, to be held in the Parish Rooms, Breage at 7.00 p.m.