



**DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS HELD IN
THE PARISH ROOMS BREAGE ON WEDNESDAY 5 JANUARY 2022 AT 7.00 P.M.**

Attending Parish Councillors had each carried out a negative lateral flow test, worn Council supplied new face masks on entry and had used the bacterial hand gel. They are to use the NHS QR scan if they had a mobile phone with them. Seating places were spaced and all surfaces had been cleaned before the meeting. Anti-bacterially wiped covered agendas were provided. Attending Members of the Public will have been advised that the Council would be grateful if they would have completed a Covid 19 lateral flow test 48 hours prior to the meeting, asked to wear a face mask and adhere to social distancing for their own safety and to help to maintain Covid security.

Present: Cllr A E Woodhams (Chairman)

Cllr P Darby

Cllr C Ralph

Cllr N Roberts

Cllr M Southam

Cllr D Thomas

Cornwall Cllr J V Keeling MBE

8 Members of the Public

Mrs C Macleod (Clerk/RFO)

The Chairman welcomed everyone saying that Covid standard cleaning is being maintained. Masks could be totally removed while speaking but should be replaced afterwards. The meeting is recorded.

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

Apologies received and accepted from AB/HB/CC and later from RWB

4. CONFIRMATION OF THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 1 DECEMBER 2021

Proposed, seconded and resolved confirmed.

5. PUBLIC PARTICIPATION

Public participation was held here from 7.04 to 7.42 p.m.

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL

1. Application PA21/11155 Proposal Proposed extensions including roof alterations and dormer windows, alterations and change of use of land from agricultural to domestic use **Location** Trewerry Wheal Vor Breage TR13 9NJ

Breage Parish Council supports the application.

2. Application PA21/11679 Proposal Demolition and re-construction of dwelling to design previously approved under PA21/07731

Location Sandilands Sea Meads Praa Sands Penzance

Breage Parish Council supports the application.

3. Application PA21/11759 Proposal Ground and first floor extensions. Removal of one chimney and reinstatement of another chimney.

Location Engine House Cottage Poldown Breage Helston

Breage Parish Council supports the application.

4. Application PA21/11651 Proposal Affordable led housing proposal for 24 houses and flats and associated landscaping, access and parking

Location Land Off Pengersick Lane Pengersick Lane Praa Sands Cornwall

Cornwall Cllr John Keeling was asked and agreed to take this application to full committee. Breage Parish Council supports the application but concerns were expressed regarding the issues the large increase of traffic would cause because of what is felt to be a very dangerous access, the lack of spaces at doctors' surgeries and the low number of school places. Parishioners who attended the Parish Council meeting spoke against the application. An observation of the Council was that because the A394 is such a fast road – going down from 60mph to 30 mph near the entrance/exit for this application, but where speed limits aren't adhered to, a small roundabout on the A394 and also a way to

cross the road in order to control the speed and to give the many people from Praa Sands who walk to Germoe for School, Church and the Hall a safer crossing. Planning Officer asked to consider this.

5. Application PA21/11931 Proposal The change in use of part of farm yard and vegetable packaging unit to be used for the storage and operation of agricultural and commercial groundworks contractor **Location** Land At Rinsey Lane Ashton Helston

Breage Parish Council supports the application, requiring strong confirmation that no industrial processes must happen at this location.

6. Application PA21/12028 Proposal Proposed two storey extension and external alterations **Location** Lower Pengwedna Pengwedna Nancegollan TR13 OBA Applicant Anna-Marie White

Breage Parish Council supports the application.

7. Application PA21/11714 Proposal Construction of rear balcony and alterations to conservatory **Location** Kerris Vean Parc Morrep Praa 8. Sands TR20 9TE

Breage Parish Council supports the application.

8. Application PA21/12719 Proposal Proposed Double Garage and Associated Works **Location** 1 Penbro Barns, Trenwheal Barn A394 Between School Road And B3304 Breage TR13 9PN

Breage Parish Council supports the application.

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 5 JANUARY 2022

9. Application PA21/11948 Proposal Retention of temporary rural workers dwelling and associated agricultural development including shepherds hut, barn/shed, compost toilet, polytunnel and hardstanding together with proposed polytunnel, packing/storage shed and workshop office **Location** Little Stitch Trew Breage Helston

Because of the lack of content Council feels there is insufficient detail to make comment at this stage and therefore requests a time extension for its comments. The next meeting is 26 January. The Parish Council wishes to see professional consultee comments and the soil sampling result before making a decision.

10. Application PA21/11780 Proposal Construction of side extension **Location** 1 The Lodges Pengersick Lane Praa Sands TR20 9SN

Breage Parish Council supports the application.

Original notification not received. Cllrs' comments obtained by e-mail

c) CONFIRMATION OF BPC'S DECISIONS

i) Application PA21/08213 Proposal Conversion of Existing Outbuilding to Form Ancillary Accommodation for Family Members

Location Roslyn Higher Road Breage TR13 9PJ

BPC had voted not to support the application.

The Officer wished to approve and asked that Council agree to disagree. However, Breage Parish Council voted **to maintain its original position on the proposal against the Officer's recommendation.** This information was relayed to the Officer and **it was requested that the application be determined by the Planning Committee.**

To resolve to confirm that BPC agrees to maintain its original position on the proposal against the Officer's recommendation and requests that the application be determined by the Planning Committee.

Proposed, seconded and resolved confirmed.

Post minute note: The application was approved by Cornwall Council Planning.

7. APPEALS

i) Updates will be provided for Councillors

8. ENFORCEMENT MATTERS

i) Updates will be provided for Councillors

9. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

Ordinary Parish Council Meeting Tuesday 11 January 2022; Planning Meeting Wednesday 26 January 2022; Ordinary Parish Council Meeting Tuesday 1 February 2022; Meetings will be held in the Parish Rooms, Breage at 7.00 p.m.

Would members of the public intending to attend the meetings of the Parish Council complete a Covid 19 lateral flow test within 48 hours of the meeting, advising the Clerk of your negative result and that you will be attending. Please wear a face mask and adhere to social distancing for your safety and to help to maintain Covid security. Thank you.

10. EXCLUSION OF PRESS AND PUBLIC To resolve that Members of the Press and Public be excluded from the meeting on the grounds that agenda items that have been allocated here from the meeting may be discussed, due to the likely disclosure of exempt information as defined in Part 1, Schedule 12A of the Local Government Act 1972

Proposed, seconded and resolved.

11. NEIGHBOURHOOD DEVELOPMENT PLAN

i) Update

Councillors were notified of the confidential updates.

There being no further business the meeting closed at 9.17 p.m.

BREAGE PARISH COUNCIL

DRAFT MINUTES PUBLIC PARTICIPATION ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 5 JANUARY 2022 AT 7.00 P.M.

At 7.04 p.m. the Chairman closed the meeting and opened Public Participation.

Cllr Keeling was present . His report had been circulated to Councillors.

The agent for application 5. PA21/11931 spoke about the change of use. He assured Council that this would be purely for storage and admin functions. There would be no industrial processing and no general industrial work. There will be one operating vehicle and 2 trailers.

Application 4. PA21/11651. A Parishioner whose home neighbours the application site, some 2m from the boundary, spoke in objection representing other objecting Parishioners present. Full objection was given concerning what they felt to be 'misleading information', accuracy, density/size/scale, traffic danger, scale of impact, wildlife, 3 storey buildings, blot on landscape, their property being overlooked, removal of Cornish hedge. A full written document of what had been stated was left with the Clerk.

Another full written objection was also received from neighbouring property owners and had been circulated to Councillors. The Parishioners did not wish to add to this.

Angela Warwick, Director Situ8, application 4. PA21/11651 gave reply to some of the points that had just been raised and also addressed some on-line objections. Her hand written notes have been made available to the Clerk.

A Councillor reported that a 3 page objection to application 4. PA21/11651 had been received from another Parishioner. This had been circulated.

Public participation ended at 7.42 p.m. and the meeting was re-opened.