

**BREAGE PARISH COUNCIL 01/24**

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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 3 JANUARY 2024**

Present: Cllr A E Woodhams (Chairman)

Cllr A J Best

Cllr H Bradford

Cllr C M Ralph

Cllr N Roberts

Cllr M Southam

Cllr D Thomas

3 Members of the Public

Carol Macleod BPC Clerk/RFO

The Chairman welcomed everyone. He advised that Covid is high especially in Breage Parish and Porthleven. Cllrs to inform the Chairman if they wish for restrictions to be introduced. Masks and hand wash are available to all at the meetings.

**1. FIRE EVACUATION PROCEDURE**

There is no drill planned. Evacuation procedure explained.

**2. DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS**

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

No declarations were made.

**3. APOLOGIES FOR ABSENCE**

a) To receive and accept apologies for absence

**Apologies from RR were received and accepted.**

**4. CONFIRMATION MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 29 NOVEMBER 2023**

**Proposed, seconded and resolved confirmed.**

**5. PUBLIC PARTICIPATION**

Public participation was held here from 7.02 to 7.06 p.m.

**6. PLANNING**

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

**1. Application PA23/09483 Proposal** Proposed replacement ancillary accommodation **Location** Manderley 8 Trewartha Road Praa Sands Penzance

**Proposed, seconded and resolved that Breage Parish Council supports the application.**

**2. Application PA23/09687 Proposal** Certificate of lawfulness for existing use of dwelling in excess of 10 years in breach of the condition on planning permission W-72-37219-F **Location** Shenick Lower Kenneggy Lane Lower Kenneggy Rosudgeon

**Proposed, seconded and resolved that Breage Parish Council has no evidence against the certificate of lawfulness and therefore accepts that the certificate of lawfulness be issued on the balance of the probabilities as seen in the provided evidence.**

**3. Application PA23/08978 Proposal** Refurbishment of an existing two storey dormer **Location** Sea Horses Sea Meads Praa Sands Penzance

**Proposed, seconded and resolved that Breage Parish Council supports the application.**

**4. Application PA23/08872 Proposal** Retention of shower block, construction of facilities building in association with existing campsite & associated works **Location** Elysian Fields Main Road Ashton Helston

**Proposed, seconded and resolved that Breage Parish Council does not support the application due to the intensification of the development having a damaging impact on the landscape quality of the area.**

**5. Application PA23/09832 Proposal** Sunroom extension to south elevation **Location** Vor House Wheal Vor Breage Helston

**Proposed, seconded and resolved that Breage Parish Council supports the application.**

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**6. General Permitted Development Submission Application PA23/10066 Proposal** Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 under Part 17 Class K to carry out a program of exploration drilling on land in the Parish of Breage, Cornwall **Location** Land South, North East, East And South East Of Carleen Parish Of Breage Cornwall  
**Applicant** Cornish Tin Limited

**Breage Parish Councillors were canvassed with regard to this submission and had no comments to submit. As this is a submission as opposed to an application iaw accepted procedure BPC is content to be guided by the MPA decision after due process by the statutory consultees.**

**7. Application PA23/09303 Proposal Application** for Permission in Principle for demolition of workshop and construction of a dwelling. **Location** Workshop Higher Kenneggy Farm Higher Kenneggy Rosudgeon

**Proposed, seconded and resolved that Breage Parish Council does not support the application.**

**8. 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

**Resolved by vote that Breage Parish Council does not support the application. It is felt that the Inspector's concerns regarding the Highways' conflict have not been dealt with in the revisions made to the application.**

**b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 3 JANUARY 2024**

**9. Application PA23/10357 Proposal** Construction of Extension to Dwelling **Location** Alexandra House 6 Bakers Row Breage Helston  
**Proposed, seconded and resolved that Breage Parish Council supports the application.**

**10. Application PA23/10006 Proposal** Certificate of lawfulness for existing building for which planning permission was granted as a pottery studio / kitchen has been in use as a dwelling for 7 years. Previous planning ref PA15/01536. **Location** Tresabenn Lower Kenneggy Lane Lower Kenneggy Rosudgeon

**Proposed, seconded and resolved that Breage Parish Council has no evidence against the certificate of lawfulness and therefore accepts that the certificate of lawfulness be issued. However, it is noted that a statutory declaration has not been included.**

**c) TO CONFIRM BREAGE PARISH COUNCIL'S PLANNING DECISIONS**

**i) Application PA23/07871** Retention and completion of replacement dwelling (amended design following approval PA12/10523) without compliance of condition 1 in relation to decision notice PA22/10923 dated 06/07/2023 **Location** Riverside Bungalow, Noonvares Lane, Townshend, Hayle, Cornwall, TR27 6AS

Breage Parish Council had supported the application. The Officer wished to refuse and asked BPC to agree to disagree. **BPC agreed to disagree with the Officer.** The Officer was informed.

**Notification received 28 December 2023 that the application has been withdrawn.**

**ii) Application PA23/08084** Retrospective change of use of garage to ancillary accommodation and retention of natural slate roof, CCTV and alarm box **Location** Pengersick Barn, Pengersick Lane, Praa Sands, Penzance, Cornwall, TR20 9SJ

**iii) Application PA23/06992 Listed building consent for proposed alterations including replacement slate roof, replacement garage doors, installation of lighting, installation of CCTV, installation of sensor, installation of heritage style rainwater goods and works associated with the change of use of garage to ancillary accommodation | Pengersick Barn, Pengersick Lane, Praa Sands, Penzance, Cornwall, TR20 9SJ**

Breage Parish Council had not supported the applications. The Officer wished to approve and asked BPC to agree to disagree with their decision. **Breage Parish Council asked for its original comments to stand given the importance of the Conservation Area and of the Grade I listed Castle.** The Officer was informed.

**iv) Application PA23/08801 Proposal** Erection of agricultural building, provision of hardstanding access track. **Location** Plan Bee Land East Of Stephenville Cottages Polladras Breage

BPC had supported the application but suggested that a heavy metal survey be requested. The Officer advised that no report is required and that they wished to recommend approval of the application. BPC was asked to choose from the following options: 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. **Councillors voted for option 1. To agree with the Officer's recommendation.** The Officer was informed.

**Proposed, seconded and resolved that above decision are confirmed.**

**7. APPEALS & ENFORCEMENT MATTERS**

i) Hard copy updates have been provided for Councillors

It is essential that Councillors read and initial each one

**8. MATTERS THE CHAIRMAN CONSIDERS TO BE OF AN URGENT NATURE**

i) Flooding at Redallon – Contractor and Highways Manager contacted – Mr Jones to clear blockages.

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

Ordinary Parish Council Meeting Tuesday 9 January 2024; Meeting to discuss and vote on Planning and Land use matters Wednesday 31 January 2024. Meetings, unless otherwise noted, to be held in the Parish Rooms, Breage at 7.00 p.m.  
Confirmed.

**There being no further business the meeting closed at 8.32 p.m.**

## **BREAGE PARISH COUNCIL**

### **DRAFT NOTES PUBLIC PARTICIPATION PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 3 JANUARY 2024**

At 7.02 p.m. the meeting was closed and Public Participation opened.

2 Breage residents enquired about BPC's views regarding PA23/04146. The Chairman explained that this application had gone to appeal and the Parish Council's comments that had originally been submitted would not be changed. He outlined the appeal procedure to the residents and the method of response to the Appeal Inspector. Public participation ended at 7.06 p.m. and the meeting was re-opened.