



**DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 28 FEBRUARY 2024**

Present: Cllr A E Woodhams (Chairman)

Cllr A J Best

Cllr H Bradford

Cllr N Roberts

Cllr R Rogers

Cllr M Southam

Cllr D Thomas

2 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. The meeting to be recorded to aid the Clerk with minutes. There would be no fire drill.

**1. FIRE EVACUATION PROCEDURE**

This was 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

Apology from CMR was received and accepted. Cllr Keeling sent apologies.

**4. CONFIRMATION MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 31 JANUARY 2024**

**Proposed, seconded and resolved confirmed.** Signed by the Chairman.

**5. PUBLIC PARTICIPATION**

Public participation was held here from 7.03 to 7.30 p.m.

**6. PLANNING**

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

**1. Application PA24/00756 Proposal** Application for Permission in Principle for the construction of two dwellings (minimum of 1; maximum of 2). **Location** Kenneggy Bungalow Kenneggy Germoe Penzance

**Proposed, seconded and resolved that Breage Parish Council does not support Permission in Principle for two dwellings. This would be too large an increase in development. Breage Parish Council supports one dwelling.**

**2. Application PA24/00892 Proposal** Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 under Part 17 Class K to carry out a program of mineral exploration via a drilling programme on one land parcel - approx. Grid Ref SW 62350 30790 - i.e. land NE of Carleen and south of Penhale Wheal Vor **Location** Land NE Of Carleen And South Of Penhale Wheal Vor Breage Cornwall TR13 9NU

No comment made by Breage Parish Council agreed at the meeting 6 February 2024.

Comments to be made by 15 February. **It was agreed at the meeting on 6 February 2024 that in regard to this submission Breage Parish Council has no comments to submit. As this is a submission as opposed to an application and iaw accepted procedure the Parish Council is content to be guided by the MPA decision after due process by the statutory consultees.**

**To resolve to confirm the above.**

**Proposed, seconded and resolved confirmed.**

**3. Application PA24/00859 Proposal** Non-material amendment to decision PA21/01133 (appeal decision APP/D0840/W/22/3293178 dated 05.10.2022) for the removal of annotation of obscure glazing on southern elevation at first floor level. **Location** Land Adj To Pengersick House Pengersick Lane Praa Sands Penzance Cornwall TR20 9SJ

**Application withdrawn – no comments made.**

**4. Application PA24/00770 Proposal** Single storey rear extension, extension to first floor dormer, solar panels, rooflights and detached outbuilding, revised scheme of PA21/10819 & PA21/10820. **Location** Tregunno Farmhouse Breage Helston Cornwall  
**Proposed, seconded and resolved that Breage Parish Council supports the application.**

**5. Application PA24/00771 Proposal** Listed building consent for a single storey rear extension, extension to first floor dormer, solar panels, rooflights and detached outbuilding, revised scheme of PA21/10819 & PA21/10820. **Location** Tregunno Farmhouse Breage Helston Cornwall

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

**6. Application PA24/00481 Proposal** Listed building consent for proposed alterations to the first floor internal layout and the addition of an Air Source Heat Pump to the north of the property with associated replacement water tank **Location** Castle Gate Pengersick Lane Praa Sands Penzance

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

**7. Application PA24/01127 Proposal** Replacement stud work and electrics on first floor, removal of en-suite and installation of new house bathroom, Installation of an exterior Air Source Heat Pump and associated internal water tank and pipework through pre-existing unused 100mm air vent. **Location** Castle Gate Pengersick Lane Praa Sands Penzance

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

**8. Application PA24/00427 Proposal** Proposed rear extension and associated works. **Location** 1 Gilberts Row Carleen Breage Helston  
**Proposed, seconded and resolved that Breage Parish Council supports the application.**

**9. Application PA24/01266 Proposal** Conversion of barn to form self-contained ancillary accommodation **Location** 1 Higher Pengersick Lane Praa Sands Penzance

**Proposed, seconded and resolved that Breage Parish Council does not support the application. An unsuitable development in a Conservation and National Landscape Area. Velux on the road-side of the building. An east facing hole for a new door. Dangerous staircase. No fire escape. Additional vehicles at a very dangerous corner. Neighbourliness – A great amount of noise already emanates from the existing property disturbing neighbours, more people will mean more disturbance. Additional sewage – problem for neighbours. The soakaway puts two properties at risk.**

**A neighbour's property, where at present there is a communal sewage treatment plant for 3 cottages, is nearly 2 metres lower than the proposed treated sewage soakaway The higher level of the proposed could cause discharge into the neighbour's area.**

**b) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL AFTER THE AGENDA WAS PUBLISHED – UP TO 12 NOON ON WEDNESDAY 28 FEBRUARY 2024**

**10. Application PA24/01262 Proposal** Construction of New Portal Frame Agricultural Machinery & Storage Barn & Associated Works  
**Location** Land North East Of Trescowe Common Twiggy Lane Trescowe Common Germoe

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

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

**i) 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

Breage Parish Council had not supported the application. The Officer wished to approve the application and requested BPC 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. Of the voting Councillors: TW, NR and HB chose option 1.; CMR, DT and AB chose option 2 and MS chose option 3. This was relayed to the Officer.

**To resolve to confirm the above**

**Proposed, seconded and resolved confirmed.**

**ii) 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

Breage Parish Council had not supported the application. The Officer wished to approve the application and requested BPC 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.

Of the voting Councillors: TW, AB and CMR chose option 1; DT chose option 2 and MS and HB chose option 3. This was relayed to the Officer.

**To resolve to confirm the above**

**Proposed, seconded and resolved 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) The Chairman spoke about the Positive Planning Training Meeting held on-line today and attended by himself, Cllr Thomas and the Clerk.

There was a lot to this and many changes. A copy of the slides, etc. will be obtained for circulation to Councillors. The Chairman listed some of the matters that had been covered. Sites are being sought by Cornwall Council for various needs.

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

Ordinary Parish Council Meeting Tuesday 5 March 2024; Meeting to discuss and vote on Planning and Land use matters Wednesday 27 March 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 8.12 p.m.**

DRAFT

## BREAGE PARISH COUNCIL

### DRAFT NOTES PUBLIC PARTICIPATION PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 28 FEBRUARY 2024

At 7.03 p.m. the meeting was closed and Public Participation opened.

A Praa Sands Parishioner spoke about application PA24/00859.

The Chairman advised that the application has been withdrawn as it should be dealt with by a variation of the application. CC could not support this non-material amendment.

The Parishioner spoke about sewerage and drainage matters, the drainage field overflow and ground run off and being within 500m of a bathing area. The address as Pengersick Lane was queried as the property is in Pixies Lane. The Chairman confirmed that the property address is shown as Pixies Lane on the Electoral Roll.

It was reported that cyclists and pedestrians were facing problems due to the continual flooding in Pengersick Lane.

The Parishioner added that the culvert next to Pengersick Castle is often overflowing as far as the middle of the road. This makes it very difficult to walk in this area.

The Chairman advised the Parishioner to ask the Planning Officer for a reply to the query and to raise the matter with Cllr Keeling and to copy to BPC. The flooding matter has action in place.

The Pengersick Castle Chairman expressed great concern regarding Pengersick House. He had met for 3 hours with Cllr Keeling regarding issues re. Pengersick Barn, the details of which he explained. The culvert flooding was causing great concern. Neighbours are very worried about CCTV cameras apparently monitoring their home. Re. application PA24/01262. Concern was expressed re. additional noise affecting the wedding event site, next door. Sewage matters and other matters were raised. Application PA24/00481 was fully supported by the Parishioner. #The Chairman advised that BPC is helping to alleviate the flooding via the Lengthsman scheme. However, the matter should be in Cornwall Council's hands via Cllr Keeling. The cycling/pedestrian problems caused by the flooding should be reported to the Environment and Highways as it is impacting on public safety.

Public participation ended at 7.30 p.m. and the meeting was re-opened.