



**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 OCTOBER 2024**

Present: Cllr A Woodhams (Chairman)

Cllr H Bradford

Cllr C Oxford Pope

Cllr R Rogers

Cllr G Smith

Cllr M Southam

Cllr D Thomas

Cllr C Tyler

Cllr L Tyler

3 Members of the Public

Mrs Carol Macleod Clerk/RFO

The Chairman welcomed everyone. The meeting would be recorded to aid the Clerk with the minutes. Covid is high again in Praa Sands, Breage and Porthleven. Hand gel and masks are readily available.

1. FIRE EVACUATION PROCEDURE

This was explained. There would be no fire drills this evening.

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 for absence from CMR and AB were received and accepted. The Clerk designate sent his apologies.

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

Proposed, seconded and resolved confirmed for accuracy.

5. PUBLIC PARTICIPATION

Public participation was held here from 7.06 to 7.16 p.m.

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

The Councillors were individually given time to comment on the applications.

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

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

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

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

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

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

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

Decision confirmed.

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

Decision confirmed.

7. APPEALS & ENFORCEMENT MATTERS

i) Hard copy updates have been provided for Councillors

It is essential that Councillors read and initial each one

Councillors were reminded to read and initial each update.

8. BREAGE PARISH NEIGHBOURHOOD DEVELOPMENT PLAN

i) Update

The Chairman and Clerk had long conversation with Rob Lacey on Thursday last regarding what BPC should do regarding the Breage Parish NDP and how to address it. The Chairman gave a report on this and the CC timescale to implement Government changes and revise the CC Local Plan. It was agreed that the NDP has been overtaken by events: many more new homes in the villages making infill possible. Rob Lacey advised not to do anything drastic but to scope out things that you think have changed, look at boundary settlements and put together a list of changes and things you would like to do. BPC to look around for sites for affordable homes in Ashton, Breage, Godolphin and any sites that meet the need. The affordable number required for Breage Parish has risen, Councillors to bring these forward to the Clerk. There is currently a major problem with applications for 23,500 new homes having received permission but these applications have been land banked

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.

Confirmed.

There being no further business the meeting closed at 9.09 p.m.

BREAGE PARISH COUNCIL

NOTES PUBLIC PARTICIPATION PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE ON WEDNESDAY 30 OCTOBER 2024

At 7.06 p.m. the meeting was closed and Public Participation opened.

The Developer for application PA24/06230 spoke giving details of the previous planning consent for 34 glamping units that was now felt to be too dense. This application for 14 cabin lodges and 8 bell tents gives more robust all year-round tourism. The agent for the application added that local materials would be used and local character maintained. There would be native species Cornish hedgerows and a woodland area. The existing access would be used.

Public participation ended at 7.16 p.m. and the meeting was re-opened.