

BREAGE PARISH COUNCIL

12/25

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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 26 FEBRUARY 2025

Present: Cllr A Woodhams (Chairman)

Cllr A J Best

Cllr H Bradford

Cllr C M Ralph

Cllr G Smith

Cllr M Southam

Cllr D Thomas

1 Member of the Public

Mrs Carol Macleod Clerk/RFO

The Chairman welcomed everyone. Covid is high again in the Parish. Hand gel and masks are readily available. The meeting will be recorded to aid the Clerk with the minutes.

1. FIRE EVACUATION PROCEDURE

This was explained. There were to be no fire drills.

2. DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS

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

No changes or additions were declared.

3. APOLOGIES FOR ABSENCE

a) To receive and accept apologies for absence.

Apologies were received and accepted from AB and GS.

4. CONFIRMATION MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 29 JANUARY 2025

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

i) Application PA25/00528 Proposal T1 - Ash - Crown raise lower encroaching branches. T2, T3, T4, T5 and T6

- Elm - Crown raise lower encroaching branches. **Location** St Hilary Higher Road Breage Helston Cornwall

No Comments required

ii) Application PA25/00253, Proposal Proposed new dwellings following a class Q approval **Location** Land North Of Huthnance Farm Pengwedna Nancegollan Cornwall

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

iii) Application PA24/09642, Proposal Erection of a general-purpose agricultural storage shed **Location** Land South East Of Lothlorien Wheal Vor Breage Cornwall

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

iv) Application PA25/00689 Proposal Application for Permission in Principle for the construction of up to 2 dwellings (minimum of 1, maximum of 2) **Location** Fernhill Helston Road Germoe Penzance

Time extension not permitted Comments by 17 February. Advertised to public on BPC website.

Councillors voted by e-mail not to support the application and added the following comments:

It is noted that this property was previously listed as Pengerise. Notwithstanding that the application refers to St Hilary NDP and places it in the Germoe village catchment, for all practical purposes it is the Breage Parish side of the A394.

Amenities are sparse here and it is felt that the addition of one or two dwellings would not form part of a sustainable location.

The Highways department has yet to comment with regard to this application, but planning permission is extant for a large development to the North of the application site that by condition is charged to provide a footway to the Germoe Crossroads.

PA25/00689, if approved, would cause a considerable increase in traffic intersecting the footway potentially causing conflict.

The Breage Parish NDP forms a key part of the approved development plan and so long as its policies are not deemed to be out of date should continue to carry significant weight in determining planning applications.

NDP Policies S1 and S3 are not out of date, (the NDP is less than 5 years old and can demonstrate that there are sufficient opportunities to meet revised market housing requirements), and as such continue to carry significant weight.

The application site is outside the development boundary for Germoe Crossroads identified under Policy S1 of the NDP, and as such falls in the open countryside where new housing development is strictly limited.

The application site is not infill or rounding off so therefore must be classed as building in the open countryside. It is also in an area of AONB and is the subject of an article 4 direction.

The application site does not constitute an infill site in respect of the parameters set out in NDP Policy S3 and accordingly is in conflict with this policy, it would further erode and extend built development into the open countryside, and as such planning approval should not be forthcoming.

Further development of this site would impact on the privacy of the dwelling known as Sunset to the North with the possible impact of preventing the peaceful enjoyment of their home.

The loss of this green space if permitted would add to the perception of ribbon development along this section of the A394 with a possible compromise to the ongoing Highways work being undertaken by Cornwall Council to the busy A394 at this point.

It is for the stated material reasons that this application for Planning in Principle is not supported.

v) Application PA25/00723 Proposal Conversion of the Existing Barn to Form Dwelling House Location Barn East Of Prospect Place Trescowe Common Germoe Penzance

Proposed, seconded and resolved that Breage Parish Council does not support the application. Council is not satisfied that it meets Breage Parish NDP Policy H4 and is not content that a sufficient percentage of the original barn will be retained or that it is worthy of retention. The barn does not appear to be redundant as it is storing tractors.

vi) Application PA25/00229 Proposal Proposed loft conversion and extensions, including to the rear, and to the front to replace the front porch with a sunroom Location Penbrea Prospect Close Higher Lane Ashton

Proposed, seconded and resolved that Breage Parish Council supports the application. A great improvement to an elderly bungalow.

vii) Application PA25/00939 Proposal The replacement of the roof on the existing extension. Additional extensions are planned at the parking level to create a new entrance and a combined home office/guest room on the roadside to provide a small utility space.

Location Flat 1 Chy An Dour Chy An Dour Road Praa Sands

Proposed, seconded and resolved that Breage Parish Council supports the application. It was felt that the building deserves to be improved.

viii) Application PA25/01164 Proposal Non material amendment in relation to decision notice APP/D0840/W/19/3243611 dated 10.09.2020 to amend condition no 15 to state the following: No development, demolition or site clearance works other than the works shown on drawing '2144-4DAS-DR-A-900-001-P01 – Enabling Plan' and limited to the first 9m of the highway shall commence on site until a Badger Disturbance Licence has been obtained from Natural England and submitted to the local planning authority. Work shall be carried out strictly in accordance with the granted Licence and the recommendations within the Badger Survey Report (by Plan for Ecology Ltd, dated 7 October 2019). Location Land Rear Of Kei Wei Rinsey Lane Ashton Cornwall TR13 9SF

Request from CC to make an early decision.

Councillors voted by e-mail supporting the application. Confirmed.

ix) Application PA25/00891 Proposal Erection of new dwelling in the grounds of Elm cottage, Ashton. Location Elm Cottage Hendra Lane Ashton Helston

Proposed, seconded and resolved that Breage Parish Council supports the application. It is noted that the property would be subject to the Breage Parish Neighbourhood Plan Policy H7.

b) TO CONFIRM BREAGE PARISH COUNCIL'S PLANNING DECISION

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

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. 3 of the 9 voting Councillors, 3 Councillors COP, RR and DT chose option 1. to agree with the Officer's recommendation, 1 Councillor MS chose option 2, To agree to disagree, and 5 Councillors HB, GS, CT, LT and. TW chose option 3 To maintain BPC's original position on the proposal against the Officer's recommendation, requesting that the application is determined by the Planning Committee.

This was relayed to the Officer with the following comments: Although the Landscape Assessment shows quite a large zone of theoretical visibility, the zone of actual visibility, appendix 5, is quite small, and will greatly diminish once the trees that are to be planted have grown sufficiently.

The Council thinks that the economic benefits to the business and surrounding community would be worth the wait, which is supported by policy 1 of the CLP. Policies 2, 12 and 23 will be supported once the trees have grown to sufficiently shield the development from the zones of actual visibility.

To confirm the 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

8. CHAIRMAN'S COMMENTS

i) Praa Sands steps: there had been correspondence by e-mail with the Parishioner who wishes to form a Friends of Praa Sands to construct another run of steps at Praa Sands. The correspondence is recorded on file. History regarding SWCP 54, the fencing and other matters was given.

ii) Praa Sands Toilets: The ongoing situation was discussed but in the absence of input from Cllr Keeling could not go any further.

iii) Cemetery: 70 tons of split granite and rab has been delivered in preparation for the building of the Cornish hedge around the new area of the Cemetery. There had been complaints re. mud on the road after the delivery but this has been resolved.

iv) The Election packs will soon be available from the Clerk.

9. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

ORDINARY PARISH COUNCIL MEETING TUESDAY 4 MARCH 2025; ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS WEDNESDAY 26 MARCH 2025 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 8.24 p.m.

BREAGE PARISH COUNCIL
NOTES PUBLIC PARTICIPATION PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE
ON WEDNESDAY 26 FEBRUARY 2025

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

The applicant for PA25/00253 spoke briefly regarding their previous application for 3 three-bedroom dwellings, that would have taken too much space, having been withdrawn. This new, full application is for 2 two-bedroom, smaller dwellings giving more parking space and larger gardens. The design is more agricultural looking than the former design.

Public participation ended at 7.06 p.m. and the meeting was re-opened.

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