

**BREAGE PARISH COUNCIL**

Mrs Carol Macleod Clerk/RFO to the Council Parish Rooms Breage HELSTON TR13 9PD

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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 MARCH 2025**

Present: Cllr A Woodhams (Chairman)

Cllr A J Best

Cllr C M Ralph

Cllr R Rogers

Cllr G Smith

Cllr M Southam

Cllr D Thomas

Cllr C Tyler

Cllr L Tyler

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**

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

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

DT declared an interest in Application PA25/02030 as she is a neighbour.

**3. APOLOGIES FOR ABSENCE**

a) To receive and accept apologies for absence

Apologies for absence were received and accepted from HB and CMR and COP. The Clerk Designate also sent apologies.

**4. CONFIRMATION MINUTES OF THE ORDINARY PARISH COUNCIL MEETING PLANNING AND LAND USE 26 FEBRUARY 2025**

**Proposed, seconded and resolved confirmed.**

**5. PUBLIC PARTICIPATION**

Public participation was held here from 7.02 to 7.05 p.m.

**6. PLANNING**

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

**i) Application PA25/01834 Proposal** Proposed extension, alterations & associated works. **Location** Lilac Cottage Troon Row Breage Helston

**It was proposed, seconded and resolved that BPC supports the application.**

**ii) Application PA25/02030, Proposal** Single storey extension, **Location** Kerris Vean Parc Morrep Praa Sands Penzance

**It was proposed, seconded and resolved that BPC supports the application.** DT took no part in discussion and did not vote.

**iii) Application PA25/02028 Proposal** Demolition of garage, construction of 2-storey side extension, extension of existing loft conversion & associated works **Location** Roscarrick Penwerris Rise Praa Sands Penzance

**It was proposed, seconded and resolved that BPC supports the application.**

**iv) Application PA25/02096 Proposal** To add a third 11kv overhead wire to an existing line. **Location** Accommodation Poldarves Farm Rocky Lane Trescowe Common

**It was proposed, seconded and resolved that BPC supports the application.**

## **b) TO CONFIRM BREAGE PARISH COUNCIL'S PLANNING DECISIONS**

**i) 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

Breage Parish Council had not supported the application. The Officer wished to grant permission 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 6 voting Councillors, 0 Councillors chose option 1. to agree with the Officer's recommendation, 1 Councillor CMR chose option 2, To agree to disagree, and 5 Councillors COP, GS, MS. DT and. TW chose option 3 To hold to Council's previous comments and add: The existence of other planning approvals, that may or may not get built, should surely not be used to substantiate other development. Cornwall Council's own guidance states that in permitting 'rural exception sites' this should not in itself generate other development sites.

**To confirm the decision**

**Confirmed.**

**ii) Application PA24/09666 Proposal** Change of use of existing annex to form holiday accommodation, demolition of garage, construction of 2-storey side extension, extension of existing loft conversion & associated works **Location** Roscarrick Penwerris Rise Praa Sands Penzance

Breage Parish Council had stated: "If the holiday accommodation is for family and the two following conditions are attached Breage Parish Council would be able to support. If the intention is for the annex to be let out, (would the Officer please give clarification regarding the holiday accommodation), Breage Parish Council will need to reconsider whether to support the application.

Conditions: 1. Suitable off-road parking to be provided for the additional vehicles 2. There is no main drainage in Praa Sands. A sewage plant to be installed to intercept run off waste before it flows to the beach." The Officer wished to recommend that permission be granted but without the 2 conditions and requested that BPC agree to disagree with their decision. The majority of Councillors voting chose not to agree to disagree with the Officer's recommendation. Those Councillors felt that off-road parking and sewage are very important considerations for this location. This was relayed to the Officer. 1 vote came in too late and there were 2 no votes as Cllrs were abroad.

**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

NB. There is a new matter

## **8. PLANNING COMMITTEE MEETING**

**To resolve that Cllr CT will speak on behalf of BPC at the Planning Committee meeting on 31 March 2025 in support of**

**Application PA24/08756 Proposal** Conversion of existing barn to a single dwellinghouse and associated landscaping enhancements

**Location** Redundant Barn And Land Wheal Vor Breage Cornwall

**Proposed, seconded and resolved.**

## **9. CHAIRMAN'S COMMENTS**

The Chairman poke regarding The Planning and Infrastructure Bill due at the end of April.

## **10. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS**

ORDINARY PARISH COUNCIL MEETING TUESDAY 1 APRIL 2025; ORDINARY PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS WEDNESDAY 30 APRIL 2025; ANNUAL PARISH MEETING **(THIS IS AN OPEN MEETING AND CAN BE ATTENDED BY ANY MEMBER OF THE PUBLIC WHO MAY SPEAK IF THEY WISH TO DO SO. HOWEVER, SHOULD A VOTE BE TAKEN ON ANY MATTER RAISED, ONLY THOSE ON THE ELECTORAL REGISTER FOR BREAGE PARISH MAY VOTE)** TUESDAY 13 MAY 2025 AT 6.30 P.M. FOLLOWED BY THE ANNUAL PARISH COUNCIL MEETING. UNLESS OTHERWISE NOTED, TO BE HELD IN THE PARISH ROOMS, BREAGE AT 7.00 P.M.

There being no further business the meeting closed at

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

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

PA25/01834: The applicant's father, spoke briefly regarding the application. The applicant is a teacher at Germoe School and has lived in the property with his wife for 10 months, The property was purchased from someone who wanted it to be purchased by a villager. The cottage was formerly 2 houses. The application is to remove and replace the old wooden conservatory and make some changes to the ground floor. The top floor will remain the same. It was hoped that BPC would support the application.

Public participation ended at 7.05 p.m. and the meeting was re-opened.

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