



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 APRIL 2025

Present: Cllr A Woodhams (Chairman)

Cllr C M Ralph

Cllr R Rogers

Cllr M Southam

Cllr D Thomas

Cllr C Tyler

Cllr L Tyler

6 Members of the Public

Mrs Carol Macleod Clerk/RFO

The Chairman welcomed everyone.

1. FIRE EVACUATION PROCEDURE

There would be no fire drills this evening. The evacuation procedure was explained.

2. DECLARATION OF INTERESTS IN ACCORDANCE WITH STANDING ORDERS

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

3. APOLOGIES FOR ABSENCE

a) To receive and accept apologies for absence

Apologies from AB and GS were received and accepted

b) Chairman to report Cllr resignation

It was reported that Catherina Oxford Pope resigned on 16 April 2025 and also resigned from her elected Membership 2025-2029 on 25 April 2025. The resignations have been accepted by the Chairman. This to be reported to CC by the Clerk.

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

Proposed, seconded and resolved confirmed for accuracy.

5. PUBLIC PARTICIPATION

Public participation was held here from 7.03 to 7.23 p.m.

6. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

i) Application PA25/01453 Proposal Replacement of the former Praa Sands Golf Club facility building with a single storey residential dwelling (including package treatment plant and garage) - Change of Use - together with new access off the A394.

Location Praa Sands Golf Club The Links Praa Sands Penzance

It was proposed, seconded and resolved that Breage Parish Council does not support the application. It was described as a 'blot on the landscape' and its meeting.

There would be an adverse impact on the Cornwall National Landscape through the introduction of residential and associated uses and the introduction of an urban form through the proposed access road which would significantly bring detriment to the inherent landscape quality of this key, wonderful vista within the Parish. This beautiful sea view is enormously appreciated by so many people travelling through or living in the parish as there are no more such views until travelling lots of kilometres further on through Cornwall. The new build exceeds the present footprint.

The proposal conflicts with Policy 23 of the CLP and Policies H4 and E2 of the Breage Parish Neighbourhood Development Plan.

This is a position shared by the officers of the Cornwall National Landscape.

The adverse impact on wildlife is a cause of great concern. Badgers and deer, among other species are found here and bats use the old building as a corridor.

There is also concern re. highway safety with the exit onto the very busy A394 and its adverse impact on the public right of way. Parishioners and permanent nearby residents who attended the Parish Council meeting all voiced objection to the application and there are over 30 such comments on the CC Planning website.

There will be an adverse impact on the infrastructure as school places are precious and doctors' and dentists' vacancies are virtually non-existent.

It should be noted that there are Grade II properties in the area and also a Grade I listed castle.

ii) **Application PA25/02280 Proposal** Erection of 4 dwellings with a new access of the A394 incorporating new access to dwelling approved under PA24/04270 **Location** Land East Of Westward Ho Main Road Ashton Helston

It was proposed, seconded and resolved that Breage Parish Council does not support the application. The development site is outside the development area of Ashton as identified in Policy S1 of the Breage Neighbourhood Development Plan. The site constitutes an open green field that reads as part of the open countryside rather than the built-up area of Ashton, and as such is an unsustainable location for new residential development, and is in conflict with Policy S3 of the Breage Neighbourhood Development Plan. The site does not constitute infill or rounding off, with no existing development to either the northeast, south and only sporadic development to the west. Development would constitute an extension of the settlement of Ashton into the surrounding open countryside. The proposed access onto the A394 is onto a stretch of relatively narrow carriageway, and the proposed level of development would compromise road safety by adding more vehicular movements. Material considerations outweigh the presumption in favour of sustainable development.

iii) **Application PA25/02366 Proposal** Application for Permission in Principle for the construction of up to 2 self-build dwellings (minimum 1, maximum 2) **Location** Land South Of Greenbury Greenbury Lane Rosudgeon Cornwall. *The planning officer asked for a reply ahead of the meeting therefore the Councillors will be voting by email ahead of the meeting at the Planning Officer's request*

The Officer wished to refuse the application and asked that Breage Parish Councillors choose from the following options: 1. To agree with the Officer's recommendation; 2. To agree to disagree with the officer's recommendation; 3. To request that the LPA consider refers the matter to planning committee. **Of the voting councillors, 7, AB, CMR, GS, MS, DT, CT and LT chose option 1 and 1 TW chose option 3. This was relayed to the Planning Officer.**

iv) **Application PA25/02480 Proposal** Change of use of holiday accommodation to single dwellinghouse without compliance to condition 5 of PA07/00896 **Location** Scotts Cottage Hope Farm Trew Breage Breage

It was proposed, seconded and resolved that Breage Parish council supports the application.

v) **Application PA25/02696 Proposal** Listed Building Consent for Insertion of flue (rear elevation of roof) to serve new gas stove **Location** The Old Piggery Pengersick Lane Praa Sands Penzance

It was proposed, seconded and resolved that Breage Parish Council supports the application.

b) TO CONFIRM BREAGE PARISH COUNCIL'S PLANNING DECISIONS

i) None

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) The Breage Parish election results have been confirmed.

9. TO CONFIRM THE DATES AND TIME OF NEXT MEETINGS

ANNUAL PARISH MEETING TUESDAY 13 MAY 2025 **AT 6.30 P.M.** FOLLOWED BY THE ANNUAL PARISH COUNCIL MEETING; PARISH COUNCIL MEETING TO DISCUSS AND VOTE ON PLANNING AND LAND USE MATTERS WEDNESDAY 28 MAY 2025. MEETINGS, UNLESS OTHERWISE NOTED, TO BE HELD IN THE PARISH ROOMS, BREAGE AT 7.00 P.M.

10. EXCLUSION OF PRESS AND PUBLIC To resolve that Members of the Press and Public be excluded from the meeting on the grounds that agenda items that have been allocated here from the meeting may be discussed, due to the likely disclosure of exempt information

Proposed seconded and resolved. The remaining member of the public left.

11. A RESOLUTION MATTERS OF A LEGAL NATURE

There being no further business the meeting closed at 8.44 p.m.

There followed a small farewell party for Mrs Macleod, retiring as Parish Clerk after 18 years. She was presented with flowers and a silver Cornish cross and chain inscribed BPC 2025.

BREAGE PARISH COUNCIL
NOTES PUBLIC PARTICIPATION PLANNING AND LAND USE MATTERS HELD IN THE PARISH ROOMS BREAGE
ON WEDNESDAY 30 APRIL 2025

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

Application PA25/01453 - A Praa Sands resident expressed concern re. the dangerous road access to the proposed building, Another Praa Sands resident spoke on behalf of the 24 full-time residents of the Praa Sands Holiday Par and gave very clear details of the residents' objections to this application that included the area being of Great Landscape value the input effect on the land and environment should be considered, KDC that CC replaced had a policy stating that there should be no new development at Praa Sands until there was a main sewage system and this scheme with more tarmac and concrete would mean more waste water flowing to the beach. Concern was expressed regarding the closeness to footpath 42. Other concern were the depletion of wildlife of which there are large numbers, especially in the evenings and also the wellbeing of the residents.

Public participation ended at 7.23 p.m. and the meeting was re-opened.

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