

BREAGE PARISH COUNCIL

Mrs Carol Macleod

Clerk to the Council

Tel: 01326 574781

E-mail: breageparishcouncil@btconnect.com

Website: www.breagepc.org.uk

32/14

Parish Rooms

Breage

Helston

TR13 9PD

MINUTES ORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS

BREAGE ON TUESDAY 1 APRIL 2014 AT 7.00 P.M.

Present: Cllr Mrs R Wyvern Batt (Chairman)
Cllr T Ackland
Cllr Mrs T Board
Cllr S P Caddick
Cllr T Coleman
Cllr Mrs P Darby
*Cllr I Davis
Cllr P Greenough
Cllr G Higginson
Cllr Ms C Rashleigh

Cornwall Cllr J V Keeling MBE

Mrs C Macleod (Clerk)

4 Members of the Public

The Chairman wished everyone a good evening and thanked them for attending.

1. FIRE EVACUATION PROCEDURE

2. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Best who was working; Cllr Bradford who was at hospital and PCSO Whitford.

3. DECLARATIONS OF INTEREST

a) Cllr Mrs T Board's permanent declaration of interest in accordance with LGA 2000: My beneficial interest in Breage Parish Council owned land registered V.G.621 Praa Green, is that my adjoining property has gate access.

b) To note declarations of interest in accordance with LGA 2000 - Members and officers to declare non-registerable interests or disclosable pecuniary interests (including details thereof) in respect of any items on this agenda and unless you have the benefit of a current and relevant dispensation in relation to these items you must:

(i) not participate, or participate further, in any discussions of these items at the meeting;

(ii) not participate in any vote, or further vote, taken on these items at the meeting; and

(iii) remove yourself from the meeting while any discussion or vote takes place on these items, to the extent that you are required to absent yourself in accordance with the Council's Standing Orders or other procedural rules.

Where a Member has a non-registerable interest in an item that does not benefit from a valid dispensation and that interest only arises from the Member's participation in or Membership of a body whose objects or purposes are charitable, philanthropic or otherwise for the benefit of the community the Member may, (with the permission of the Chairman of the meeting or until such time as the Chairman directs the Member to stop) address the meeting to provide such information as they reasonably consider might inform the debate and decision to be made before complying with b).

There were none.

c) To take consideration of written requests for dispensations

There were none.

d) Members to give consideration as to whether their Register of Interest forms are fully up to date

4. TO CONFIRM THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING ON 4 MARCH 2014

The Chairman led Members through each page of the minutes which were also projected onto the wall asking for accuracy corrections. It was proposed by Cllr Ackland, seconded by Cllr Higginson and unanimously resolved that the **Ordinary Parish Council Meeting 4 March 2014 with one amendment be signed as a true and correct record.** The correction was under Public participation 5. Castle Drive car park.

5. CHAIRMAN'S ANNOUNCEMENTS

There were none.

6. POLICE REPORT

a) To receive and discuss any police report received and other police matters

As PCSO Whitford was unable to be present the Clerk read out the following report:

There was 4 crimes reported during the month of March 2014

Breakdown as follows:

Praa Sands:

1 x Complaint Re Dogs injury – non injury 1871 Act – Positive Outcome - Restorative Justice used.

Communications Act 2003 – (Facebook) Positive Outcome Restorative Justice used.

Carleen Breage:

Criminal Damage to Motor Vehicle – Positive Outcome - Restorative Justice used.

Attempt Burglary (outbuilding locks damaged, no entry gained) – no further lines of enquiries at this time.

Millpool:

Non Crime Problem Solving Plan: This has been raised due to numerous complaints of ongoing Anti Social Behaviour.

Ongoing engagement by Police and Partner Agencies are working together to address issues within the village.

A.O.B. At the request of the Breage School a visit and talk was conducted to years 1 + 2 with the help of Police dog Vera and her handler Sgt Harper.

If you have any crimes you would like to report please telephone 101, or should you have any concerns which you would like to discuss please call me on 01326 555158, this is an answer machine service, please leave a message and I will get back to you. Alternatively, please email the team at helston@devonandcornwall.pnn.police.uk.

7. PUBLIC PARTICIPATION

- a) Each member of the public is entitled to speak once only in respect of business itemised on the agenda or in respect of something they wish to bring to the Parish Council's attention for inclusion on a future agenda and may speak for a period of time which is at the Chairman's discretion
 - b) A question asked by a member of the public during this public participation session shall not require a response or debate
 - c) The Chairman may direct that a response to a question posed by a member of the public be referred to a Councillor for oral response or to the Clerk for a written or oral response
 - d) A record of the public participation session shall be included on a separate page in the minutes of the meeting
- Public Participation was held here from 7.05 to 7.18 p.m.

8. TO CONSIDER CO-OPTION OF A NEW MEMBER OF THE PARISH COUNCIL

A vacancy exists to replace Mrs Janet Anthony

a) An application has been received from Mr Ian Davis which will be read out by the Clerk and Mr Davis will be given the opportunity to add any further details or to ask any questions. Members will be invited to ask questions

The Clerk read out Mr Davis' application:

'Please accept this email as my wish to be co-opted on to the Breage Parish Council.

'Having taken over the Licensee of the Queens Arms Public House here in Breage since last April I would like to now play a more active role in "village life" here in Breage. Having spent the last 40 years or so travelling throughout Europe, & the UK as a salesman, I have seen many a village/small town become enveloped into large urbanisations which has taken away the identity of the local communities. This was the main reason for my family looking to move away from the hustle and bustle of life in the South East and find a better quality of life to raise the next generation. I am very passionate in maintaining what I feel to be the classic English village, and although we have to accept "progress", I would like to ensure this is kept in character of the village and becoming a Parish Councillor feel I can help maintain this vision.

'Personally, until taking on the pub which has become a way of life – not just a job, I take great interest in sport although I don't play golf (at least not yet !!) and all my family have nautical interests, Don being trained as a Shipwright at Pendennis , Samantha is a fully qualified skipper with 7 years' experience on the River Thames and I just love being near or on water, so Breage is an ideal location for us all. So again, it's important for me to maintain its village feel.

'Hopefully this gives a short insight to me and my ideals and desire to help the community.'

Mr Davis was asked if he wished to add to this. He said that his staff quota had now been extended and the pub was up and running giving him time to be away from the pub and to step away in favour of the next generation. He realised that Breage Parish is more than Breage Village and that he would now have the time to explore and take in Parish matters.

Councillors were asked if they had any questions. Cllr Board asked if Mr Davis had visited the beach at Praa Sands and he said that he had. She then asked if he had visited Carleen Village Hall and he said that he had only driven past it.

It was proposed by Cllr Greenough, seconded by Cllr Ackland and unanimously resolved that Mr Ian Davis become a co-opted Member of Breage Parish Council.

b) If a co-option takes place, a Declaration of Acceptance of Office will be completed, signed and read out by the new Councillor and countersigned by the Clerk. The new Councillor will be permitted to vote on all further Council matters but must declare any relevant interests

The Clerk provided Cllr Davis with the Declaration of Acceptance of Office form that he completed, signed and read out. The Clerk then countersigned the form. Cllr Davis was welcomed to the Council and asked to take a seat at table.

9. REPORT FROM CORNWALL COUNCILLOR

Cllr Keeling gave the following report:

'I am conscious that some of the minutes of Parish Councils in my division are growing longer as the months go by. This is good communication of course but unfortunately notice boards are not growing at the same rate. Therefore, I propose to help by producing a précis of my monthly activities and putting more information on my Cornwall Councillors website, available through CC website under my profile.

'I took an early holiday before the tourist season begins and I am now catching up with some activities like the flooding issues in Sithney parish caused by excessive run-off from fields and a meeting with Andrew George to raise the matter at minister level. Beach dog ban alterations are another matter for Breage Parish and I have passed information to the clerk on how to take the matter further. At County Hall I am in discussions on how to reduce the disparity between central government funding for rural councils and urban. In general there is a 50% difference in some cases and we need to move towards fairer funding altogether. Regular meetings with the leader and Chief Executive Officer on how we intend to take the council forward in the face of further reductions in public sector spending. Evidence that Welfare Reform is impacting on certain services areas more than others and in particular there is an increase in arrears due to the so called "Bedroom Tax". The bidding process for the DCH housing at St Breaca is now complete and successful bidders should now be informed of allocations. There were some 170 bids for housing on this site but there is real optimism that they will all go primarily to Breage parish. As part of my work as Chairman of Governors for Germoe School I attended the Cornwall Governors Networks Conference at Brannel School, St Stephen. It gave an opportunity for sharing experiences and offered excellent presentations on raising aspiration and achievement amongst our future citizens. The matter of dune erosion following the recent storms at Praa Sands is still a matter of concern. Signage to highlight the danger of children playing on the dunes should be a priority.'

Cllr Keeling was thanked for his report and the Chairman asked if there were any questions.

Cllr Rashleigh asked if he was aware of the flooding at the end of the Old Coach Road, Breage. He replied that he was.

Cllr Caddick asked if Cornwall Council records were available to the general public.

Cllr Higginson spoke about malnutrition problems saying that there is a Helston food bank. All Parishes may drop goods off at the Mustard Seed Cafe.

Cllr Ackland asked about the preapp guidelines that had been promised. Cllr Keeling had sent through Sithney's preapplication guidelines. There had not been time to yet produce a flyer to all Town and Parish Councils advising how to conduct preapp meetings in a safe and productive manner.

Cllr Board asked about the houses at St Breaca and when people would be told if they had been allocated one. Cllr Keeling said that most had been told. He felt the Homechoice bidding to be flawed and would obtain a full report from DCH.

Cllr Darby asked if there was any news about the Motel at Ashton. Apparently a couple of weeks ago there had been a surveyor there so perhaps things were hopeful. Cllr Darby said that the building sack was still on the roadway.

Cllr Keeling was thanked again and he left at this point to attend another meeting.

10. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

PA14/01637 - David Harrison - Trelawney House, Trew, Breage, HELSTON

To improve vehicular manoeuvring to the side of the house. Build garage. Replace single pitched roof and to refurbish the stone and cob walls.

Cllr Darby said that there had been concern expressed by a neighbour but they had been told that they were too far away to register an objection.

It was proposed by Cllr Higginson, seconded by Cllr Ackland and unanimously resolved that the application be supported.

PA14/01762 – Mr & Mrs T Dyke – 18 Forth Vean, Godolphin Cross, HELSTON, Cornwall TR13 9RH

Construction of detached dwelling and installation of septic tank

Cllr Higginson said that there would be no overlooking. Cllr Greenough said that it had always been a double plot. The dormer windows were questioned but there had been no complaints. It was said to be good looking. It was wondered if the pitch of the roof was sufficient as the height could not be determined. **It was proposed by Cllr Higginson, seconded by Cllr Greenough and unanimously resolved that the application be supported.**

PA14/01467 – Mr Roy Buckley – Glenleven, Wheal Vor, Breage, HELSTON

Single storey extension

It was noted that the extension would be out of site. **It was proposed by Cllr Ackland, seconded by Cllr Coleman and unanimously resolved that the application be supported.**

PA14/01855 – Mr G Anstee – Engine House Cottage, Poldown, Breage, HELSTON

Change of use of mobile homes from incidental use as ancillary to the dwelling to form holiday lets

Cllr Greenough felt that this was a poor application containing insufficient information. Cllr Board said that only one chalet existed and asked if the new drive would be used. Cllr Rashleigh agreed that there was not enough information and that the application was poorly put together. Cllr Greenough added that he was surprised that Cornwall Council passed on such meagre information to the Parish Council. This is a sensitive site with listed buildings and it was thought that a listed application should have been submitted. It was felt that Heritage should be contacted. It was stated that a chalet is not a mobile home and there were no details of the second unit or of the proposed design and construction. If the application proceeds it was felt that the Parish Council should insist on seeing the details and on being kept

informed. This is a very sensitive site. Trees have been cut down. There were outstanding public concerns. **It was proposed by Cllr Greenough, seconded by Cllr Ackland and unanimously resolved that the application not be supported and the following objections raised: Application poorly put together and has insufficient information. The Parish Council was surprised and saddened that such meagre information had been passed on from Cornwall Council. Within Listed Building curtilage and will affect the setting of a Listed Building therefore a Listed Building Application should have been included. One unit has been constructed, the second has not but there are no details of design and structure. However, it does not appear to be a mobile home. Heritage should have been informed. There are outstanding concerns from members of the public. If further details are provided Breage Parish Council wishes to please see these details and be kept informed.**

PA14/01875 – Mrs D Lawson – The Sycamores, Carleen, Breage, HELSTON

Conversion of existing dwelling into two dwellings

Cllr Ackland said that his is opposite the Carleen Chapel and parking there is already a nightmare. There is a large extension running along the back of the building. The owner's son and family are also living there. There had been objections from neighbours regarding the parking problems. As another family is not being added it was thought that the parking problem would not be worsened by this application and the parking is already being used. **It was proposed by Cllr Ackland, seconded by Cllr Board and resolved with one vote against to support the application.**

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON 28 MARCH 2014

PA14/02443 – Mr Clive Blackmore – The Studio, Rinsey, Ashton, HELSTON

Removal of condition 3 attached to PA13/08138 dated 23.10.2013 to allow change of windows from wood to composite

Cllr Coleman said that with the bad winter it was felt that wood would be a problem. Councillors agreed that if the windows were the same design and in keeping with colour then they would be happy to support. **It was proposed by Cllr Coleman, seconded by Cllr Higginson and unanimously resolved to support the application if the windows were the same design and in keeping with colour, etc.**

PA14/02349 – Mr Alan Grover – Fernhill, Helston Road, Germoe, PENZANCE

Erection of a general purpose agricultural building

Cllr Board said that she would support an agricultural building. Cllr Higginson said that it was a massive shed and gave the measurements. He expressed surprise that there was no screening of trees, etc and that it had not been considered seeing that this was not a farm. Other Councillors were sure that there would be a clause to cover this. **It was proposed by Cllr Board, seconded by Cllr Greenough and resolved with one vote against and one abstention that the application be supported.**

c) TO CONFIRM PLANNING COMMENTS MADE BY BREAGE PARISH COUNCIL

PA14/01197 – Mrs A Laity – 10 Troon Row, Breage, HELSTON TR13 9PY

Construction of a two-storey extension with the inclusion of Juliet balconies on the west elevation

After Councillors objected to the application at the February meeting the Clerk was contacted by the Planning Officer and was asked if the Parish council would agree to disagree.

The Clerk contacted the 11 Breage Parish Councillors who initially voted on this application and they voted by 7 votes to 4 **NOT** to agree to disagree. The Officer was notified as follows:

Councillors repeated their objections to the application, citing the following issues:

1. Size
2. Overdevelopment
3. Out of character with a long terrace of small granite houses
4. Out of character in the Conservation Area
5. Loss of Amenity Space in the rear garden/yard
6. Overshadowing of neighbour's rear amenity space to the north
7. Overpowering and oppressive for neighbours
8. Roof design and detailing inappropriate and out of character in such a terrace

The majority of Councillors do not agree with your views and recommendation for the following reasons:

Councillors do consider this application to be overdevelopment because of its sheer size and comments referring to 'size of plot' and 'ample amenity space' are felt to be very misleading and incorrect.

*The proposed extension is to the **REAR** of the terrace and **facing west**, and would remove most of that rear/Amenity Area and would be seen by other properties and be seen as a huge protuberance.*

*The photo with and illustrating your comments shows the relatively unscathed **FRONT** and **east-facing** elevation of the terrace with its long front gardens, and **NOT** the small **REAR** yard which the proposal would fill.*

Because an extension may not be able to be seen clearly from a Main Road, Councillors do not consider this to be a sound reason to permit just any extension, and certainly not a distension of such a size.

It is also strongly felt that this proposal does not "preserve and enhance the character and appearance of the Conservation Area".

*It is far too big in its situation and out of character architecturally. The massive double pitched 'butterfly' hipped roof and end gables are felt to be very inappropriate here and exist nowhere else in the terrace. They are only needed because the proposal is **so big and wide** and without such a roof as is now proposed, any new pitched roof would be far too high and project above the ridge line of the existing terrace. Balconies of any sort, Juliette or otherwise, would be extremely out of character and inappropriate here.*

The intended build **would** impact on neighbours by overshadowing the rear Amenity Area of the property to the north, blocking daytime sun from the south. It would be oppressive and would surely **not** be, or be seen to be, a 'complimentary' and good extension.

(i) **To resolve to confirm that Councillors voted by 7 votes to 4 NOT to agree to disagree**

It was proposed by Cllr Ackland, seconded by Cllr Board and unanimously resolved to confirm that Councillors voted by 7 votes to 4 NOT to agree to disagree with the Officer's decision.

PA14/00721 - Mr Jeremy Wicks – 12 The Links, Pengersick Lane, Praa Sands, PENZANCE

Retention of retaining wall and roof lights

After Councillors objected to the application at the February meeting the Clerk was contacted by the Planning Officer and was asked if the Parish council would agree to disagree.

The Clerk contacted the 8 Breage Parish Councillors who initially voted on this application and they voted by 7 votes to 1 **NOT** to agree to disagree. The Officer was notified as follows:

*The Parish Council has voted **not** to agree to disagree with you on this application.*

The objections to the application stand because of the following:

There is already an overlooking issue for the neighbour and for his property.

There would be more overlooking if even more Velux windows were to be installed, as proposed.

Two extra Velux windows have already been installed without planning permission, contravening the very clear and well-known conditions that were imposed on the original planning permission.

This sort of action is of great concern to the Parish Council and to neighbours.

To acquiesce and turn a blind eye to this sort of activity is felt by the Parish Council not to be good planning policy and it is felt that such activity should not be encouraged by the Officer recommending approval.

The Parish Council considers it not appropriate to support the application. It does not agree with the Officer's considerations in this matter and asks therefore that 'retrospective' approval not be given.

(ii) **To resolve to confirm that Councillors voted by 7 votes to 1 NOT to agree to disagree**

It was proposed by Cllr Greenough, seconded by Cllr Caddick and unanimously resolved to confirm that Councillors voted by 7 votes to 1 NOT to agree to disagree with the Officer's decision.

d) TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF CONDITIONAL PLANNING PERMISSION

PA14/00828 – Mr & Mrs Carter – Gwedna House, Gwedna, Godolphin Cross, HELSTON

Erection of two-storey extension including a covered veranda

PA14/01121 – Mrs Susan Eddy – Trebarvah Villa, Kenneggy Downs, Rosudgeon, PENZANCE

Domestic garage

PA13/11675 – Mr and Mrs V Penrose – Breage Crest Farm, Trewithick Road, Breage HELSTON TR13 9PZ

Proposed barn conversion (amended design PA11/03629)

e) TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF REFUSAL OF PLANNING PERMISSION

PA13/11328 – Mr Andrew Opie – Spindrift, Trewelloe Road, Praa Sands, PENZANCE

Erection of a Dwelling House and associated works including enlargement of a parking area

PA13/11797 - Mr Pinkstone - Lebanon Cottage, Godolphin Cross, HELSTON, Cornwall TR13 9QY

Various tree works

f) PREAPP MEETINGS

To further discuss following reply from Mr Phil Mason

No reply had been received from Mr Mason. Cllr Higginson suggested that the reply be awaited because until a reply had been received and the legal position was clear there was no point in continuing discussion and attempting to go forward. Cllr Coleman said that there was no need to discuss the matter further.

g) ENFORCEMENT

a) To discuss new form filling protocol

This was briefly discussed and it was agreed That the Parish Council should not complete such forms.

b) To make a decision whether the Clerk complete an Enforcement form following recent reports from Parishioners

It was proposed by Cllr Ackland, seconded by Cllr Greenough and unanimously resolved that no Enforcement forms be completed by the Clerk.

11. FINANCE

a) To resolve to approve payments up to 31 March 2014

no.	Name	cheque	Service/item	Net	VAT	Total
1	Broker Network Ltd		Adj payment 1 not VAT as shown	£55.15	-£55.15	£0.00
			Removal trees Breage Playing			
191	Colin Macleod	103335	Field	£155.00		£155.00
192	ESE Direct Ltd	103336	Storage cupboard for paperwork	£341.00	£68.20	£409.20
193	e-on	dd	Electricity Streetlights February	£236.33	£47.27	£283.60
194	EDF Energy	dd	Electricity Parish Rooms	£327.92	£16.40	£344.32
195	SW Water	dd	Water Cemetery	£23.05		£23.05
196	SW Water	dd	Water Parish Rooms	£10.75		£10.75
197	SSE Contracting	103340	Non-routine Maint Streetlights	£160.92	£32.18	£193.10

198	BT	dd	Telephone	£18.44	£3.69	£22.13
			Wooden door surround phone			
199	X2 Connect Ltd	103337	box	£281.25	£56.25	£337.50
200	BT	dd	Mobile	£19.68	£3.94	£23.62
			Telephone box paint & repair			
201	X2 Connect Ltd	103341	goods	£116.14	£23.23	£139.37
202	SSE Contracting	103342	Routine maintenance Streetlights	£159.67	£31.93	£191.60
203	e-on	dd	Electricity Streetlights March	£261.65	£52.33	£313.98
204	E Thomas	103343	Installation laptop/projector	£25.00		£25.00
				£2,189.95	£282.27	£2,472.22
205	Mrs C L Macleod	103338	Salary March			
206	PO Ltd (HMR&C)		PAYE	£231.60		£231.60
			Employer's NI	£107.00		£107.00
		103339		£338.60		£338.60
207	Mrs C L Macleod	103344	Travel 18.5mils @53p	£5.30		£5.30
208	Mrs C L Macleod	103345	Petty cash reimbursement	£31.03	£1.21	£32.24
209	D R Treloar	103346	Caretaker salary February	£32.00		£32.00
				£2,596.88	£283.48	£2,880.36

The Clerk explained that totals had been incorrectly shown as item 192 total should read £409.20, not £103.00. Therefore the totals had to be amended as now shown above. Cllr Caddick confirmed that he had checked the payments. **It was proposed by Cllr Caddick, seconded by Cllr Coleman and unanimously resolved that the payments up to 31 March 2014, as listed above be passed for payment.**

b) To resolve to approve April payments

no.	Name	cheque	Service/item	Net	VAT	Total
1	Broker Network Ltd	103350	Insurance	£929.41		£929.41
2	Cornwall Council	103348	Rates Parish Rooms	£320.28		£320.28
3	Cornwall Council	103349	Rates Cemetery	£110.83		£110.83
				£1,360.52		£1,360.52

The Clerk explained that the cheque number 103347 had been cancelled as the wrong name for the payee had been entered. This had been replaced by 103350. Cllr Caddick confirmed that he had checked the April payments.

It was proposed by Cllr Caddick, seconded by Cllr Ackland and unanimously resolved that the April payments as listed above be passed for payment.

c) To acknowledge receipts

There were none.

d) A VAT reclaim of £1,732.26 has been submitted. A further claim will be submitted on 31 March 2014

e) Clerk to provide Bank balances

As at 31 March 2014: Current reconciled: £249.81 + £1, 693.16 vat Claim; Tracker: £28,374.72; Petty cash: £67.76; Total: including Petty cash reimbursement £30,417.69

f) To consider New Model Financial Regulations

It was proposed by Cllr Greenough, seconded by Cllr Coleman and unanimously resolved that the New Model Financial Regulations be adopted with the following amendments/additions:

Delete all references to delegated/relevant committee but insert Accounts Team where appropriate.

1.14 Insert £5,000

3.1 Insert November – Accounts Team meet in October

3.2 Insert November

4.1 Insert £5,000 Clerk to spend £500

6.18/ 6.19/ 6.20 Delete no debit/credit cards

6.21 No cash – delete

6.22 Petty cash float insert £150

11.1 b Insert £2,000

11.1 h Change less to more; Insert £2,000; below £1,000 and above £100

14.2 Insert £100

g) Tariff Change – EDF

Does the Council wish to change the product or switch supplier?

It was agreed that the increase on the current bill figure would only be 64p. It may well be a disadvantage in the summer months. **It was proposed by Cllr Greenough, seconded by Cllr Coleman and unanimously resolved not to change the product or switch supplier.**

12. FOOTPATHS

Cllr Darby reported that footpath 40 was the landowner's responsibility and not a Health and Safety issue. Hamish Gordon would take action in the future if it becomes dangerous.

Footpath 46 has been opened up again. Cllr Darby has encouraged the construction of a boardwalk as it would probably stop this happening. The land owner has to be contacted and the legal line of the footpath checked. The matter is registered with the work programme.

Cllr Rashleigh reported that the Trewithick Road stile that was moved is now back across the gap but not secure.

11. PLANNING additional

Cllr Wyvern Batt declared an interest in the following item and left the room at this point.

h) PA14/01452 – Mr Neil Bolitho – Huthnance Farm, Nancegollan, HELSTON, Cornwall

Proposed replacement dwelling

At the March meeting it was proposed by Cllr Rashleigh, seconded by Cllr Best and resolved by 9 votes to 2 that the application be supported with the addition of a condition that the current dwelling, the log cabin, be demolished, thus ensuring that the new build is a replacement dwelling.

The Clerk read out an e-mail that had been received from the Planning Officer asking if the Parish Council would agree to disagree:

I refer to the above application to which the Parish Council expressed support on 07 March 2014.

The key assessment of this application is the scale and character of the replacement dwelling compared to the specific on site circumstances and existing property. In this instance the existing log cabin is single storey in form and situated on a North-South axis to the East of the site. The proposed replacement dwelling would be substantially larger being two storey in height and as is evident from the proposed block plan significantly larger in footprint. In addition the building would be orientated on an East-West axis. A Right of Way (201/52/1) is situated to the West and views from here of the site are obtainable.

Policy 7 of the emerging Cornwall Local Plan states that any replacement dwellings should be of an appropriate scale and character. In this instance the proposed dwelling would be larger in all parameters; higher, longer and wider, and of greater visual prominence. Public views of the building would be obtainable from the Right of Way. The aim of Policy 7 is to preserve landscape character and to avoid the erosion of its intrinsic value through developments that are of greater scale and out of keeping. This reflects the aims of Para's 56, 57 and 109 of the NPPF and guidance within the National Planning Practice Guidance in particular the section titled 'Natural Environment'.

After discussion **it was proposed by Cllr Ackland, seconded by Cllr Board and resolved with one vote against that Breage Parish Council does not agree to disagree with the Planning Officer for the following reasons and the following comment was made: Even if a application for a smaller building is passed there will be need of an extension in the future. It seemed to the Parish Council that it made much more sense to complete it now. Council wishes to stand by its original comments of support.**

13. HIGHWAYS

Cllr Coleman gave thanks that the bollard damage at Ashton had been sorted.

The matter of the overhanging brambles, etc. at Trean, Praa Sands onto Pengersick lane area was raised. The Clerk had written to the owner but had received no reply. **It was proposed by Cllr Ackland, seconded by Cllr Coleman and unanimously resolved that Cllr Keeling be asked if he would look into the matter.**

14. STREET LIGHTING

It was reported that a light is out at Chy-an-Dour, number B094. The Clerk will report to Cornwall Council as it is their responsibility.

15. CEMETERY AND CLOSED GRAVEYARDS

a) Cllr Best has carried out a safety check and found the following dangers:

- W N MICHAEL SYMONS - STRAIGHTENING grave 259
- D J HARRIES - STRAIGHTENING grave 287
- BEATRICE ANN PELLOW - WOODEN BORDER WOBBLY grave 285
- RICHARD CHARLES SMITHAM - TOP BROKEN NEEDS FILLING grave 162
- WILLIAM HOWARD - LEVELLING grave142
- WALTER TREGEAR - LEVELLING grave283
- ELSIE CURTIS - TOPPLED grave176
- DENNIS OATES – LEVELLING – grave number not traced
- MARY WILLIAMS - TOP AND LEVELLING grave 226
- MARY AND JAMES JOHNS - WOBBLY grave 62
- FRANCIS BLIGHT - TOP GOING grave152

A thank you was given for Cllr Best's work on this.

- b) Clerk is trying to trace grave owners

**Council to resolve give permission for necessary safety precautions to be carried out if owners cannot be traced
It was proposed by Cllr Ackland, seconded by Cllr Coleman and unanimously resolved that Mr Beard be asked to make safe grave 162.**

16. PRAA SANDS

a) Erosion

There had been no reply from Steve Schotel. Cllr Board expressed concern that the erosion had cut into grass level at the top and the sand has dropped away. She felt that a notice highlighting the danger was needed to hopefully stop people climbing. The Clerk was asked to see if Cllr Keeling could obtain a reply.

b) Repair to Eastern Green steps

The risers are rotten and when the sea came up it tore them forward so they are very unsafe. **It was proposed by Cllr Board, seconded by Cllr Wyvern Batt and unanimously resolved that Steve Schotel be asked to look at this problem and see if any money is available before the start of the summer season.**

c) Hang gliding - possible meeting with the Chairman, Kernow Hang Gliding and Paragliding Association

It was suggested that a suitable spot for launch site be found and in the meantime **it was proposed by Cllr Ackland, seconded by Cllr Higginson and unanimously resolved that Cllrs Board and Coleman meet with the Hang Gliding and Paragliding Association Chairman**

d) To take consideration as to whether to proceed with an amendment to the Dog Control Order Praa Sands Beach following requests from Parishioners that the dog ban start time be altered to 8.00 a.m.

It was proposed by Cllr Ackland, seconded by Cllr Greenough and unanimously resolved that following requests from Parishioners that the dog ban start time be altered to 8.00 a.m. start the process for an amendment to the Dog Control Order Praa Sands Beach be instigated by the Breage Parish Council. It was noted that an Officer from Cornwall Council could speak at the May meeting but it was decided that this agenda would be too full.

17. WORLD WAR 100 YEARS

Nothing yet forthcoming.

18. RISK ASSESSMENT

a) Fireproof Cabinet purchased

b) PAT testing still not resolved

Cllr Wyvern Batt said that the electrician she uses is willing to do the PAT testing but it will need to be on a Saturday or in the evening.

c) Fire Extinguisher Training – information

Information and prices had been received and forwarded to Councillors. **It was proposed by Cllr Coleman, seconded by Cllr Greenough and unanimously resolved that the Clerk and the H&S /Fire Councillor and Deputy attend Fire Extinguisher training with Fire Crest Protection.**

d) Praa Green photographs – identification of furniture - provided by Cllr Board. Cornwall Council to be given copies of photographs of the furniture that is considered to be its responsibility

Cllr Ackland explained that the items that are the Parish Council's responsibility have been added to the Risk Assessment regarding danger from damage but the items that are Cornwall Council's responsibility will be referred to Cornwall Council.

e) To approve update of Risk Assessment

It was proposed by Cllr Ackland, seconded by Cllr Greenough and unanimously resolved that the 2014 update of the Risk Assessment be approved.

19. GODOLPHIN PHONE BOX

Required materials for repairs and door frame have been received. Handyman to carry out repairs.

20. ANNUAL REPORT

The Clerk had sent the draft so far to Councillors but was still awaiting items. She encouraged Councillors to send these in as soon as possible so that the report could be approved at the next meeting.

21. CORNWALL LOCAL PLAN

No-one wished to comment.

22. REPORT FROM CLERK

- a) Several people had contacted the Clerk regarding the fairness of the allocation of the affordable rented houses at the St Breaca third stage. The Clerk had enquired of DCH and had received the following from the Lettings Manager:

Dear Ms Macleod

DCH are currently verifying the applications for homes within the Breage scheme and at present every applicant has declared the local connection required as set out within the Section 106 and we are in the process of verifying the connections with formal documentation.

We work closely with Cornwall Homechoice to ensure that we both comply with the Section 106 local connection criteria on advertising and allocations of all new build schemes, it is not uncommon for applicants that have bid to raise concerns over the allocation process if they have not been shortlisted themselves.

If you have a specific case that you feel has been overlooked, please raise this to our attention.

- b) A new large drain has been installed on a Bridleway at the rear of houses in Prospect Row, Ashton, at the instigation of Coastline as overflow from 3 Coastline homes in Prospect Close, Ashton. The Clerk has checked that Planning permission is not needed for this as it is a utility service. However, it has been reported to the Clerk that the lid to the drain is off. She has reported this as urgent and Coastline said that they would have it replaced. It has also been questioned as to who is responsible for checking the drain to prevent overflow. **It was proposed by Cllr Ackland, seconded by Cllr Higginson and unanimously resolved that the Clerk ask that the drain cover be fixed down and to determine who is responsible for the checking for overflow.**
- c) Mrs Ratcliffe on behalf of Breage Playing Field Committee has reported the following: *I went to the field today to check on the shrubs. To my disappointment I found 8 had been pulled out of the tubes and were lying round about, they must have been pulled sometime this week as the new leaves hadn't died, I have re-planted them and replaced the tubes with narrow ones. Ones you can't get your hand down!! A few of the narrow ones had cut grass stuffed down almost filling them - to, I assume kill the plant off. Luckily the two royal oaks weren't affected, I would like to ask all the councillors and contractors to keep their eyes open for the offenders. Not only is it costly for me to now replace the shrubs but time consuming too. Every tube has once again got a shrub inside.*
- d) A confirmation of Councillors details on the Cornwall Council's website had been received. Councillors were asked to check this for any errors.
- e) Breage Christmas Lights are holding a Raffle for two large Easter eggs on Good Friday. They have left tickets £1 for 5 if anyone would like to buy some.
- f) One of the storage heaters in the office has stopped working. The Clerk contacted the electrician who has determined that the element is non-operational but he has been unable so far to obtain a replacement.

23. MEMBERS' REPORTS TO THE COUNCIL AND REPORTS FROM OUTSIDE BODIES

Breage Field

Tree work has been undertaken

Cllr Rashleigh asked that Mr Nye, who had sent a flyer advertising his weed treatment services be contacted regarding a quote for treating the knotweed in the playing field as it is spreading. **It was proposed by Cllr Rashleigh, seconded by Cllr Ackland and unanimously resolved that a quote be obtained from Mr Nye.**

Cllr Rashleigh reported that BT had dug up a patch on Breage Green and had replaced the turfs they had lifted but these had since died and left a bare patch. **It was proposed by Cllr Higginson, seconded by Cllr Coleman and unanimously resolved that the damaged area be re-turfed by the Handyman.**

Carleen Village Hall

Cllr Darby reported that there had been a good Carne Cove production on Saturday. Next Saturday there is a Flea Market and on 18th, a Soup and Pudding lunch. These lunches have so far raised £900 for the Village Hall.

Cllr Board spoke about the very large holes and rabbit holes on Praa Green. **It was proposed by Cllr Board, seconded by Cllr Wyvern Batt and unanimously resolved that the Handyman fill the holes with something more substantial than sand and soil.**

24. CORRESPONDENCE

CC – Storm and Flood Recovery Co-ordination Group update

RSN – Online survey of membership

CC – Expert advice for tourism businesses affected by the severe weather

CC – Licensing of water-based activities on CC beaches

CC – Landscape and cumulative impact guidance for wind and solar development training – Kingsley Village, 8 April, 7-9 p.m.

CC – Fees for Licensing Act 2003

rsn online – Fuel Poverty Mar 2014

MEP – March video blog

Cornwall AONB – Survey

Cornwall AONB – Delivery Plan 2011-2016

rsn online News digest 17 March 2014

SW Water – Water future latest

CC – Support for fishing affected by flood and storm damage

BBC – Home Swop

CC – Localism and Devolution – Information Bulletin 25 March 2014

Clerks and Councils Direct – March 2014

SLCC – Magazine March 2014

To note any correspondence received since the agenda was published

There was none

25. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA

Erosion Praa Sands – To decide the type of fencing for roping off the dangerous area.

26. TO CONFIRM THE DATE AND TIME OF NEXT MEETINGS: ANNUAL PARISH MEETING TUESDAY 6 MAY at 6.30 P.M. FOLLOWED BY ANNUAL PARISH COUNCIL MEETING

This was confirmed.

27. EXCLUSION OF PRESS AND PUBLIC

To resolve that members of the Press and Public be excluded from the meeting on the grounds that the agenda items below be discussed, due to the likely disclosure of exempt information as defined in Part 1, schedule 12A of the Local Government Act 1972

It was proposed by Cllr Ackland, seconded by Cllr Caddick and unanimously resolved that members of the Press and Public be excluded from the meeting on the grounds that the agenda items below be discussed, due to the likely disclosure of exempt information as defined in Part 1, schedule 12A of the Local Government Act 1972

Members of the Public left the meeting.

28. TO CONSIDER QUOTES

a) for emergency exit light in Parish Rooms

b) for blanking disused switches in hallway

c) for purchase and fitting of 2 new lights in office

It was proposed by Cllr Ackland, seconded by Cllr Board and unanimously resolved that the above three quotations from D A Hallam are accepted and the work carried out.

There being no further business, the meeting closed at 9.35 p.m.

BREAGE PARISH COUNCIL

MINUTES OF PUBLIC PARTICIPATION DURING THE ORDINARY PARISH COUNCIL MEETING HELD ON 1 APRIL 2014 IN THE PARISH ROOMS BREAGE

At 7.05 p.m. the Chairman invited members of the public to put forward any concerns they had, or issues they wished to make known to the Parish Council, in regard to any items on the agenda.

Mr Smith thanked the Clerk for her time.

Mr Shelley spoke about item 11a) Planning, PA14/01855 recalling his formal complaint and Cornwall Council's failure to acknowledge receipt even though he tried to contact them 17 times. He regarded this as failure to deal with the matter in a fair, legal and transparent way in accordance with statutory requirements. He maintained that not a single point he had raised had been addressed and he had been told that if he was dissatisfied he should contact the Local Government Ombudsman. Now he had received a new consultation letter which has all the errors of the first one. There are inaccurate plans and the site plans are wrong and therefore not legally valid. There is no information regarding drainage or the length of the holiday letting season or if it will be closed to avoid it being residential. The description for retention of the chalets cannot be correct. One was erected on the footprint of the 2 original caravans on site, but is on a different place to that shown on the plans. It is already being let out for holiday use and has been for some time. The second one has never been built and is therefore a proposed unit, not an existing one. To describe this as an application to retain 2 caravans for holiday use is inaccurate and misleading. Councillors had seen his letter to Cornwall Council. Mr Shelley had looked on the Cornwall Council website and seen that the application had disappeared yesterday. Neighbours and Mr Shelley are concerned about the increased flooding risk. As the Engine House is a listed building there should surely have been a listed application as these proposed holiday lets are in the curtilage. A chainsaw has been used to denude the whole site of hedgerows and the site is now totally exposed.

Mrs Tresidder asked if anyone could do anything about the climbing frame that had been put in the Queen's Arms field behind her home. She has a child who is frightened of the screaming and of people looking in the bedroom window. She has had to move the child from this room but the child continues to be haunted by it. She felt that she had no protection. The allotments come right up to the rear of her house and now this – she feels completely overlooked. She hadn't known that the frame was going to be put up otherwise she would have said, 'Please don't put it there'. She asked if there was any way the Council could help to get it moved. A psychiatrist is now involved and the situation was not good.

Cllr Keeling said that he would look into this matter.

Mr Gilbert spoke about item 11a) Planning, PA14/01855, thanking Mr Shelley for his report. Mr Gilbert had already provided the Parish Council with a letter of objection urging the Council to reject the application. He wished to add a few words, saying: I would like to point out that the existing wooden structure does not overlook the applicants. The yet to be built one will not impede on them either, as it will on my family.

In 2011 they were reported for renting and told they had to submit application for change of use if they wanted to rent. They did not, but continued to rent for some three more years. Now they want to build a second structure. However they want to make sure of permission before investing. This makes me think: from the very first application in 2008 they had this intention of renting all along – which they did from 2009/10. Before applying for change of use they had to create another exit. In fact they were desperate to create another exit because the existing one is unsafe. They just built one. They were asked by Cornwall Council to submit plans within 21 days. They did not. They just carried on and then approximately 100 days later they submitted retrospective plans and GOT IT PASSED. I opposed the creation of a new exit and warned planning this would happen. Here we are!

If you say no, they will not build a second one. It's as SIMPLE as that. THEY WON'T DO IT. Then we will see how GENUINE they are about the certificate of lawfulness for incidental use applied for in 2008.

The applicants are giving misinformation once again. The submitted plans are wrong. We have been here before with other applications.

They have a total 1.8 acres. If this change of use is granted how many more will they want - another 1, 2, 3 or more? It is up to you to stop the abuse of the system, and protect (as you are aware) this important historical and World Heritage site. PLEASE VOTE NO to maintain the status quo!!

I thank you for your time.

Public participation ended at 7.18 p.m.

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