

BREAGE PARISH COUNCIL

Mrs Carol Macleod

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46/10

Parish Rooms

Breage

Helston

TR13 9PD

MINUTES ORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS BREAGE ON TUESDAY 1 JUNE 2010 AT 7.00 P.M.

Present: Cllr G Higginson (acting Chairman)

Cllr T Ackland

Cllr P Greenough

Cllr Mrs A Greenstreet

Cllr B Nicholls

Cllr M Phillips

Cllr Ms C Rashleigh

Cllr P Shrimpton

Cllr R Wyvern Batt

9 Members of the Public

* PCSO Ceri Sadler

Mrs C Macleod (Clerk)

Cllr Higginson wished everyone a good evening.

1. TO NOTE APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Keeling who was chairing a meeting in Liskeard and Cllr Darby who has friends visiting. The Clerk later received a telephone message from Cllr Best, giving his apologies, as something had happened that he had to immediately deal with.

2. ELECTION OF VICE-CHAIRMAN

Having agreed to stand, Cllr Higginson was proposed by Cllr Ackland, seconded by Cllr Wyvern Batt and unanimously elected.

3. TO NOMINATE A CHAIRMAN FOR THIS MEETING

It was proposed by Cllr Ackland, seconded by Cllr Greenstreet and unanimously resolved that Cllr Higginson be elected as Chairman for the evening's meeting.

Cllr Higginson took the Chair.

4. DECLARATIONS OF INTEREST

To note declarations of interest in accordance with LGA 2000 - Members and officers to declare personal and prejudicial interests (including details thereof)

a) in respect of any items on this agenda

Cllr Greenough declared a personal and prejudicial interest in item 10. Planning, [PA10/03204](#) and [PA10/03205](#) as he is a close friend of the applicant.

a) in respect of gifts of a value of more than £25

There were none.

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

Nothing was reported

5. TO CONFIRM THE MINUTES OF THE ANNUAL PARISH COUNCIL MEETING HELD ON 4 MAY 2010

It was proposed by Cllr Ackland, seconded by Cllr Greenough and unanimously resolved that the minutes of the Annual Parish Meeting held on 2 March 2010 be signed as a true and correct record.

6. CHAIRMAN'S ANNOUNCEMENTS

There were none.

7. POLICE REPORT

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

As PCSO Sadler had not yet arrived this item was deferred by the Chairman until her arrival.

8. PUBLIC PARTICIPATION

Members of the public may raise subjects they wish to bring to the attention of the Parish Council. Listeners should note that decisions cannot be made on items not on the agenda.

Public Participation was held here from 7.09 to 7.29 p.m.

*PCSO Sadler arrived during Public Participation

7. (deferred) POLICE REPORT

The Chairman welcomed PCSO Sadler who apologised for her lateness and gave the following report:

‘There have been nine crimes reported to the Police in the month of May.

‘These consist of one burglary to an insecure caravan, one burglary of garden equipment, one drunk and disorderly, one possession of drugs, one theft in an unsecure building, three assaults – two of which were cautioned – and a Communications Act 2003 which was dealt with by Restorative Justice. All others are still under investigation.

‘This compares to six reported to us at the same time last year.

‘We, the Police, are working hard, along with the Council, to reduce anti-social behaviour in your area. Please let us know your views on issues that matter.

‘We are also trying to heighten Police bike patrols so please feel free to stop and ask us any questions you may have.’

Questions from Councillors and the Public were addressed.

Cllr Greenough asked about the upward trend of crime numbers. PCSO Sadler agreed that there were one or two more this time but explained that a Bank Holiday event had produced incidents that had caused numbers to increase. Cllr Ackland reported that slurry had again been dropped at Carleen and he felt this was extremely careless. PCSO Sadler asked him to contact her with details.

The Chairman thanked PCSO Sadler and she left the meeting at this point.

9. REPORT FROM CORNWALL COUNCILLOR

The Clerk read out Cllr Keeling’s report:

‘I apologise for not being here this evening but I am chairing a meeting in Liskeard about Cornwall Council’s office accommodation strategy. This is the last of a series of “Road shows” all over Cornwall aimed at rationalising the authority’s offices and buildings which should realise in excess of £10m in future capital receipts and major savings on revenue spending.

‘This week’s news has been dominated by the announcement of the Coalition Government’s spending plans and the Queen’s Speech. There is not much doubt that both will have significant effects on the Council’s work.

However, the announcements so far are at high, strategic levels and the detailed consequences have not been spelt out. Local government generally is undoubtedly in for a hard time and we must work smarter and better to exploit the fewer resources we will have. The freezing of council tax for at least one year, possibly two, though no doubt welcomed by council tax payers, will lead to difficult decisions having to be made during the preparations for next year’s budget; though it is essential that frontline services are protected at all costs.

‘I am conscious that there is a lot on tonight’s agenda so I will keep this short.

Thank you.’

10. PLANNING

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

W2/PA10/00280/F - Mr and Mrs Blowers - The Godolphin Arms, Godolphin Cross, Helston, Cornwall TR13 9QY

Change of use and conversion of outbuilding to form 2 dwellings and relocation of public house toilets

The Clerk informed Councillors that the building is Grade II listed and if approval were recommended LBC would have to be applied for.

Councillors felt that the proposed alterations, especially the removal of the courtyard and moving the gents’ facilities, taking up more of the building space, would very much reduce the viability of the pub. They strongly stated that the pub is a very important part of the community and Parish. They also felt that the 2 proposed dwellings should be tied to the pub as this would improve the viability of the pub and protect it within the Community. They felt it would be wrong for the proposed buildings to be sold.

The poor access was referred to and it was stated that the driveway onto the road is a blind spot and additional traffic could prove hazardous.

It was proposed by Cllr Nicholls, seconded by Cllr Ackland and unanimously resolved not to support the application.

W2/PA10/00337/F - Mr G Anstee - Engine House Cottage, Poldown, Breage, HELSTON

Erection of a domestic double garage

It was proposed by Cllr Ackland, seconded by Cllr Greenough and resolved with one abstention to support the application.

PA10/03008 - Mr B Rosevear - Land at Penvearn, Trewithick Road, Breage, Cornwall TR13 9PZ

Erection of workshop and creation of additional storage and parking area

It was noted that the School Governor's Chairman had advised that the school have no problems with the previous alterations and no disturbance. It was wondered if conditions may be needed to protect the school and neighbouring properties from excessive noise and traffic. **It was proposed by Cllr Ackland, seconded by Cllr Greenstreet and unanimously resolved to support the application.**

PA10/03122 - Mr G Anstee - Engine House Cottage, Poldown, Breage, Helston, Cornwall

TR13 9NN

Change of use of former engine house to form holiday accommodation and installation of a septic tank

It was noted that a previous application that had been withdrawn had been supported by Council. However, at that time they had not been made aware of neighbours' strong objections and the detraction the proposed development would make to the setting. The Chairman asked for permission to speak to a member of the public regarding this matter. **It was proposed by Cllr Ackland, seconded by Cllr Greenough and unanimously resolved that the Chairman be given permission to consult with a member of the public regarding the reason why Council had not previously been made aware of neighbours' strong objections.** Council was informed by the member of the public that the neighbours did not receive the original notification until after the Parish Council had already met and discussed the application.

There was strong condemnation of the application during public participation at the Council's meeting this time and Councillors had now, during public participation and by letter, been very much made aware of these objections. The conversion of an Engine House on a World Heritage site is a paramount objection. The Parishioners also felt that some information and descriptions in the planning application were misleading and some information that should have been included was not. Neighbourliness was also cited as some neighbours would apparently be totally overlooked. Councillors had previously felt that it would be good to have the building used but in hindsight and with this new application realised that the road access is appalling. Councillors also raised concern over the wildlife situation for bats and owls. There are apparently Barn Owls roosting there. It was remarked that the bat survey was carried out in late spring when bats are not roosting. They do not nest until Winter so there would have been none there at this time. Cllr Greenough sympathised with the neighbours who would lose views but felt that when the area had been a tin mine it would have been a very noisy and busy site. Cllr Ackland thought that a balanced decision needed to be made and that full committee should consider the application and other Councillors agreed. Councillors, having now heard neighbours' concerns very much appreciated their worries. **It was proposed by Cllr Greenstreet and seconded by Cllr Nicholls that in light of the public's objections and highlighting comments listed above, a request for this application to go before full committee be made, to enable the public to fully express their views.**

An amendment: To agree with the original comments given by Council for the previous application but with, in view of the public's comments, a request for this application to go before full committee be made of the property was proposed by Cllr Greenough. There was no seconder for this proposal and so Council returned to **the first proposal by Cllr Greenstreet, seconded by Cllr Nicholls, that in light of the public's objections, a request for this application to go before full committee be made, to enable the public to express their views. This was unanimously resolved.**

It was proposed by Cllr Higginson, seconded by Cllr Greenough and unanimously resolved that for future reference, the Parish Council, in the light of public concerns, should ask for more clarification from planning control about the policy on developing historic buildings within World Heritage sites.

PA10/03167 - Mrs R Hughes - Ashdown Cottage, Rinsey Croft, Ashton, Helston Cornwall TR13 9TW

Replacement dormer extension and installation of a rooflight

It was proposed by Cllr Ackland, seconded by Cllr Greenough and unanimously resolved to support the application.

Cllr Greenough left the room at this point and did not vote on the following application.

PA10/03204 - Mr P Hamill - The Old Vicarage, Godolphin Cross, HELSTON, Cornwall

Extension to dwelling

PA10/03205 - Mr P Hamill - The Old Vicarage, Godolphin Cross, HELSTON, Cornwall

Listed Building Consent for extension to dwelling

Some Councillors felt that the extension was ugly compared to the rest of the building and that the windows were out of keeping with the development. Nonetheless they felt that the extension would make the building more usable. The Clerk pointed out that the building is listed and that a Listed Building Consent is attached.

It was proposed by Cllr Greenstreet, seconded by Cllr Ackland and unanimously resolved by the remaining Councillors to support the application and the Listed Building Consent.

Cllr Greenough returned to the room.

b) TO CONSIDER ADDITIONAL PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON FRIDAY 28 MAY 2010

PA10/03143 - Mr S Mills - Tamarisk, Hendra Close, Ashton, Helston

Erection of conservatory extension and domestic shed

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

PA10/03098 – Rowe Farming Ltd – Agricultural Unit, Goon Rinsey farm, Fore Street, Ashton

Extension to agricultural unit to provide office, staff room and WC facilities

Councillors had no problems with the extension but **it was proposed by Cllr Ackland, seconded by Cllr Greenough and unanimously resolved to request that an agricultural clause be attached to tie the proposed building in with the existing business.**

c) **TO CONSIDER AMENDED PLANNING APPLICATION RECEIVED FROM CORNWALL COUNCIL**

PA10/00457/F – Mr & Mrs A Paton – Parc Owles, 11 Trewartha Road, Praa Sands, PENZANCE, Cornwall TR20 9ST

Extensions to dwelling and raising of roof and conversion of roof space into living accommodation

Further communication had been received from members of the public who were very upset by the proposals.

Councillors felt that this was even more intrusive for neighbours as there is even more scope for them to be overlooked than in the previous application. Councillors therefore reinforced their previous comments in which they expressed great concern that the proposed building would affect neighbourliness as it would overlook neighbouring properties and that the line, that at present follows the contour of the hill, would be broken in this Area of Outstanding Natural Beauty. **It was proposed by Cllr Rashleigh, seconded by Cllr Greenstreet and unanimously resolved that Council reinforce its previous comments in which it expressed great concern that the proposed building would affect neighbourliness as it would overlook neighbouring properties and that the line, that at present follows the contour of the hill would be broken in this Area of Outstanding Natural Beauty and to also request that, as there is much disapproval expressed by neighbours, if Cornwall Planning are of a mind to grant permission, that the application please be considered by the planning committee.**

d) **TO CONSIDER LISTED BUILDING CONSENT RECEIVED FROM CORNWALL COUNCIL**

PA10/03123 - Mr G Anstee - Engine House Cottage, Poldown, Breage, HELSTON, Cornwall TR13 9NN

Listed Building Consent for the change of use of former engine house to form holiday accommodation and installation of a septic tank

The same comments apply as given for PA10/03122:

It was noted that a previous application that had been withdrawn had been supported by Council. However, at that time they had not been made aware of neighbours' strong objections and the detraction the proposed development would make to the setting. The Chairman asked for permission to speak to a member of the public regarding this matter. **It was proposed by Cllr Ackland, seconded by Cllr Greenough and unanimously resolved that the Chairman be given permission to consult with a member of the public regarding the reason why Council had not previously been made aware of neighbours' strong objections.** Council was informed by the member of the public that the neighbours did not receive the original notification until after the Parish Council had already met and discussed the application.

There was strong condemnation of the application during public participation at the Council's meeting this time and Councillors had now, during public participation and by letter, been very much made aware of these objections. The conversion of an Engine House on a World Heritage site is a paramount objection. The Parishioners also felt that some information and descriptions in the planning application were misleading and some information that should have been included was not. Neighbourliness was also cited as some neighbours would apparently be totally overlooked. Councillors had previously felt that it would be good to have the building used but in hindsight and with this new application realised that the road access is appalling. Councillors also raised concern over the wildlife situation for bats and owls. There are apparently Barn Owls nesting there. It was remarked that the bat survey was carried out in late spring when bats are not nesting. They do not nest until Winter so there would have been none there at this time. Cllr Greenough sympathised with the neighbours who would lose views but felt that when the area had been a tin mine it would have been a very noisy and busy site. Cllr Ackland thought that a balanced decision needed to be made and that full committee should consider the application and other Councillors agreed. Councillors, having now heard neighbours' concerns very much appreciated their worries. **It was proposed by Cllr Greenstreet and seconded by Cllr Nicholls that in light of the public's objections and highlighting comments listed above, a request for this application to go before full committee be made, to enable the public to fully express their views.**

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It was proposed by Cllr Higginson, seconded by Cllr Greenough and unanimously resolved that for future reference, the Parish Council, in the light of public concerns, should ask for more clarification from planning control about the policy on developing historic buildings within World Heritage sites.

- e) **TO CONSIDER APPLICATION FOR CERTIFICATE OF LAWFULNESS RECEIVED FROM CORNWALL COUNCIL**
PA10/03055 – Mr A Nankervis – Springfield Acres, Main Road, Ashton, HELSTON
 Certificate of Lawfulness for the existing use of property as two dwellings
 None of the Councillors present were able to make comment as all were unaware of the property being previously altered to two properties. They noted that there were no letters of support included with the application and **it was proposed by Cllr Nicholls, seconded by Cllr Ackland and unanimously resolved to ask Cornwall Planning to ensure that they have adequate proof.**
- f) **TO RECEIVE NOTICE OF CONDITIONAL PERMISSION FOR DEVELOPMENT RECEIVED FROM CORNWALL COUNCIL**
PA10/00284/E - Mr W Watton – An Tanjy Coth, Godolphin Cross, HELSTON TR13 9RA
 First floor extension to dwelling
PA10/00330/E - Mr P Coombs -14 Bakers Row, Breage, HELSTON, Cornwall TR13 9PH
 Enlargement of 2 storey extension on north elevation
PA10/00219/E – Mr R Good – Veronica Cottage, Fore Street, Ashton, HELSTON, Cornwall TR13 9RW
 Erection of a building for ancillary use
PA10/00247/E – Mr J Hartley – 1 The Links, Pengersick Lane, Praa Sands, PENZANCE, Cornwall TR20 9RD
 Conversion of a garage to habitable accommodation, construction of storm porch on side and conservatory on rear elevation
PA10/00080/E – Mr T Drage – Springfield, Trescowe, Germoe, PENZANCE, Cornwall TR20 9RN
 Amendment to previous application - Alterations and extensions to dwelling and erection of detached domestic garage
PA09/01634/E – Godolphin Primary School –Godolphin Crescent, Godolphin Cross, HELSTON, Cornwall TR13 9RB
 Erection of canopies, raised decking terrace and alterations to window and door openings of school
- g) **TO RECEIVE NOTICE OF CONDITIONAL PLANNING PERMISSION RECEIVED FROM CORNWALL COUNCIL**
PA10/00359/E – Mr & Mrs Dyke – 7 Hendra Close, Ashton, HELSTON, Cornwall TR13 9SS
 Extensions and alterations to dwelling including raising of roof and installation of roof lights
PA10/00349/E - Breage Parish Council - Praa Sands Community Centre, Pengersick Lane, Praa Sands, PENZANCE, Cornwall TR20 9RB
 Erection of extension and alterations to premises
PA10/00226/O – Mr & Mrs R Jones, 2 Penlee Close, Praa Sands, PENZANCE, Cornwall TR20 9SR
 Erection of a dwelling
PA10/00314/F - Haulfryn Group Ltd - Haulfryn Coast, Praa Sands, Cornwall TR20 9SH
 Installation of storage tanks for LPG (bulk gas)
- h) **TO RECEIVE NOTICE OF CONDITIONAL OUTLINE PERMISSION FOR DEVELOPMENT FROM CORNWALL COUNCIL**
PA10/00173/O - Mr & Mrs Dyke – Chymleas, 17 Forth Vein, Godolphin Cross, Helston, Cornwall TR13 9RH
 Erection of a dwelling and installation of a septic tank
- i) **TO RECEIVE NOTICE OF LISTED BUILDING CONSENT UNDER SECTION 8**
PA09/01151/LBC – The National Trust - Godolphin House, Godolphin Estate, Godolphin Cross, HELSTON, Cornwall TR13 9RE
 For the restoration and conversion of the North Range
- j) **TO RECEIVE NOTICE OF REFUSAL OF PERMISSION FOR DEVELOPMENT FROM Cornwall COUNCIL**
PA09/00802/E - Mr M Waller – Wingletang, Trewartha Road , Praa Sands, PENZANCE, Cornwall TR20 9ST
 Erection of a dwelling and installation of a septic tank, alterations and extensions to existing bungalow with new double garage and septic tank
 The Clerk reported that she had just received a notice of appeal re: Wingletang.
- k) **TO RECEIVE NOTICE OF REFUSAL OF LISTED BUILDING CONSENT FROM CORNWALL COUNCIL**
PA10/00194/LBC – Mrs A Nye – Trevurvas Wollas, Trevurvas Lane, Ashton, HELSTON, Cornwall TR13 9TY
 Installation of replacement windows
- l) **TO RECEIVE NOTICE OF REFUSAL OF CERTIFICATE OF LAWFULNESS FROM CORNWALL COUNCIL**
PA10/00014/LU - Mr C Durrans - The Little Cottage, Sea Meads, Praa Sands, PENZANCE, Cornwall TR20 9TA
 Certificate of Lawfulness for the existing use of a building as a dwelling
- m) It was reported that that Cllrs Higginson, Greenstreet and Wyvern Batt have booked for Planning training.
- n) It was reported that Cllrs Keeling and Greenough are to attend Planning Forum Meeting on 19 June 2010.
- o) The Clerk advised that the Consultee Access Update - User Guide is now available.

11. FINANCE**a) To consider Internal Auditor's recommendations/suggestions**

The Clerk reminded Councillors that the Internal Auditor had advised that s137 should only be used when no other statute is available. And the other point he had raised was the storage of files. Some of the files at present in the Parish Rooms could be stored in County Records. **It was proposed by Cllr Greenough, seconded by Cllr Ackland and unanimously resolved that the Clerk be given discretion as to the retaining of files in the office and that all other files and documents be transferred to County Records as advised by the Internal Auditor and that the Chairman be asked to transport and deliver these during his numerous visits to County Hall.**

b) To resolve approval of use of variable direct debit for payments to British Telecom as per Finance Regulations 6.6 (This must be renewed yearly)

It was proposed by Cllr Greenough, seconded by Cllr Greenstreet and unanimously resolved that approval of use of variable direct debit for payments to British Telecom as per Finance Regulations 6.6 be passed.

c) Martin Luck Ltd (formerly Brewers) has a factoring agreement with HSBC and future payments must be made to HSBC. This information was given by the Clerk so that when HSBC is listed on future payments Council will be aware of the circumstances.**d) To approve June payments**

Cllr Nicholls had previously checked the payments.

no.	Name	cheque	Service/item	Net	VAT	Total
20	RTS (Garden Services) Ltd	102767	Footpaths 46/1,78/1,39/1,82/1,14/1,81/1,63/1, 13/1,2/1,39/2,21/1,21/4,22/2,22/2, 36/1,37/3,65/2,53/1,53/2,76/1,52/1	£731.70	£128.04	£859.74
21	D A Hallam	102768	Replacement Water heater	£98.00		£98.00
22	S Babbage	102774	Repair to Breage Green/PR repairs/ notice board varnish/ Cemetery work	£221.87		£221.87
23	T F Laity	102775	Paint Godolphin bus shelter	£28.00		£28.00
24	R W Beard	102776	2 cuts B&G greens/cemetery/field Clean Cemetery path	£360.00 £20.00		£360.00 £20.00
25	Trelawney Security Services	102777	Fire Alarm service	£75.00	£13.13	£88.13
26	Playsafety Ltd	102778	RoSPA check playgrounds	£135.00	£23.63	£158.63
27	RTS (Garden Services) Ltd)	102779	Footpaths 60/1,17/3,16/4,03/1,06/3, 10/1,38/1,03/1,13/1,51/1,51/1,76/1, 61/3,62/1,15/1	£159.90	£27.98	£187.88
28	BT	102784	Internet	£45.00	£7.88	£52.88
				£1,874.47	£200.66	£2,075.13
	Mrs C L Macleod	102772	Clerk's Salary May			
	PO Ltd HMRC	102773	PAYE	£131.80		£131.80
	PO Ltd HMRC	102773	Employer's NI	£92.53		£92.53
				£224.33		£224.33
	Mrs C L Macleod	102780	Travel 42ml @ 53p Parking	£22.26 £1.00		£22.26 £1.00
				£23.26		£23.26
	Mrs C L Macleod	102781	Petty Cash reimbursement	£22.68	£1.82	£24.50
	R Treloar	102782	Caretaker Honorarium	£25.00		£25.00
				£2,169.74	£202.48	£2,372.22

e) To acknowledge receipts

The following receipts were acknowledged: £240 Cemetery fees; £20.25 Admin.

f) Clerk to provide Bank balances

Current: £7,674.02 less £500 uncleared cheque; Tracker: £11,410.34; Petty cash: 7.43.

12. FOOTPATHS**a) To receive report on meeting held on 26 May 2010**

Clr Darby had provided a report that the Clerk read out:

In attendance:

John Keeling

Terry Darby

Phil Darby

Ann George

Tanis Board

Colin Bayes

Apologies were received from the Contractor as he was unwell

The following paths were discussed:

43 The matter is now in the hands of Mike Eastwood who has been to look at the problem with Colin Bayes. The hope is that a solution can be found to link 43 and 44 which should overcome the difficulty. Clr Keeling to contact Mike Eastwood to see what progress has been made.

54 Coastal path. Clr Keeling to ask Mike Eastwood to correct the definitive map as it still shows the original route which is no longer correct due to erosion but people are still trying to walk it because it's on the map.

41 Pengersick Farm. Colin Bayes will see Mr. Wass to get his 'Permissive Path' signs moved as they are in the wrong place.

64 Ashton to Hendra. Work has started and is ongoing to correct the route of this path.

11 Ashton. A gate is partially blocking the stile. Clr Keeling to speak with the owner.

42 Praa Sands. Colin Bayes is monitoring and negotiating with Haulfryns regarding this path which runs through the caravan park.

Other matters:

Clr Keeling to contact will the Bridleways Association to see if they will donate towards the cost of a pipe to prevent the ongoing collapse of an unofficial path which links 46 to 18. The estimate for the pipe is £200. The labour to put it in place has been volunteered by the farmer (with his digger).

b) Footpath 42

The Clerk had received the following information from Colin Bayes, 'Mike Gibbons has agreed the route with the architect and the multi-use access road is near completion - footpath should be open and usable and I will waymark it all soon.'

c) Removal of notice boards Praa Sands

The Clerk reported that the signs showing an incorrect footpath 43 had now been taken down.

d) LMP grant

The Clerk reported that the amended grant details had not yet been received.

13. HIGHWAYS**a) To update on wall of War Memorial graveyard**

This work has still not been completed. The Clerk has had contact with Dr Jody Chilton, Cornwall Council who will oversee progress. Clr Rashleigh reported that even more stones have now fallen from the wall.

b) Trevena Cross vulnerable pedestrians – reply received

c) The Clerk had received the following reply from Viv Bidgood, Cornwall Council: 'I am more than happy to look into this matter in more detail. I would suggest that any new sign would need to be sited on the approach from Trevena Farm (i.e. down the hill) as there is good visibility for any traffic entering from the nursery end. I would also advise that any sign could only show one vulnerable road user i.e. pedestrians or horses and not both. I would advise that pedestrians are generally considered the most vulnerable users therefore would suggest this is the best type of sign to use. I await your further comments on this matter.'

It was proposed by Clr Greenough, seconded by Clr Wyvern Batt that the Clerk request that a vulnerable pedestrian sign be sited on the approach from Trevena farm, Breage.

14. STREET LIGHTING

Request for Streetlight top of Pentreath Lane, Praa Sands

Clr Ackland had looked at the Lane and there is no street lighting there at all. There is a light on the opposite side of the road but this would be a Germoe Parish light. He felt that this might be an expensive project but that he would obtain a costing once he knew the exact proposed position of the requested light.

15. CEMETERY/CLOSED GRAVEYARDS

To report the poor condition of gates of closed graveyards

Cllr Phillips reported that all the gates of the closed graveyards are in a very poor and dangerous state. **It was proposed by Cllr Phillips, seconded by Cllr Wyvern Batt and unanimously resolved that the Clerk contact the person responsible for maintenance of the gates at Cornwall Council and inform them of the dangerous state of the gates.**

16. PRAA SANDS

a) Cllr Keeling met with Mrs Proffitt to discuss site of bench

The bench is to be sited at the first site Mrs Proffitt listed. It will be a granite bench, the same as the other three granite benches. Mrs Proffitt will pay all costs.

b) Byway 47 – request to add to agenda

The Clerk reported that a Parishioner had informed her that the byway was back to its original poor state after the recent temporary repair. The Clerk would pass on this information to Cornwall Council.

17. STANDING ORDERS 2010

To discuss, amend and adopt Standing Orders 2010

The Clerk offered to complete all the blanks in the draft Standing Orders that need Breage Parish Council's own information, to copy this to Councillors once completed, enabling them to bring comments to the next meeting.

18. SHORELINE MANAGEMENT

To receive report on meeting held at PSDCC on 19 May 2010

Cllr Greenstreet was to have provided a report but she had unfortunately left it at home. The meeting had been quite well attended, obviously by Praa Sands residents who are concerned for their properties. The information given had been expressly for the Praa sands shoreline. The Clerk advised that she has copies of the session led by Justin Ridgewell, Royal Haskoning that details the following:

- Geomorphology & coastal processes
- Modelling recession of the shoreline
- Sea level rise
- Predicted erosion risk zones
- Management options
- Coastal Squeeze
- Controlling & managing the erosion risk
- Policy
- Important considerations

19. AFFORDABLE HOUSING

a) To acknowledge questionnaire

Cllr Greenough reported that development statements had been produced for each site that is being offered for affordable housing and also a questionnaire for Parishioners to complete. Councillors had previously received copies of these. He asked that Councillors call in to give Jody Jeffrey support on the two drop in days. He advised that Carleen Art Club had given up their afternoon session to enable the Carleen Village Hall to be used for the affordable housing drop in session and asked if a donation could be made to the Art Club. The Clerk advised that the Art Club would be permitted to book an additional session at no cost. Cllr Ackland advised that it was part of the Hall's constitution that groups may be requested to give up sessions to enable certain events to take precedence. **Cllr Greenough proposed that a donation should be given to Carleen Art Club. There was no seconder. It was proposed by Cllr Greenough, seconded by Cllr Ackland and unanimously resolved that the Clerk write a letter of thanks to Carleen Art Club explaining what the Council were hoping to achieve by the drop in session.**

Cllr Greenough advised Council that the Planning Forum Meeting on 19 June 2010 would include an item on Affordable Housing and that Cllr Keeling had been asked to speak about Breage's progress thus far.

b) To note dates, venues and times of public sessions

Cllr Greenough reminded Council that the drop in sessions will be at Praa Sands and District Community Centre on Wednesday 2 June 2010 from 2 to 8 p.m. and at Carleen Village Hall on Tuesday 8 June 2010, again from 2 to 8 p.m.

20. RoSPA REPORT

To receive RoSPA report on Breage Playing Field

Inspection reports had been received for Breage Playing Field and Ashton Amenity area. These had been forwarded to the relevant committees. Cllr Rashleigh was asked to ensure that the recommendations made by RoSPA regarding Breage Field be brought to the attention of the Committee and the relevant action taken.

21. CC – BREAGE CONSERVATION AREA

- a) To receive Appraisal & management Strategy – final document
Councillors had had sight of this and it was duly received.
- b) The Conservation Officer would like the opportunity to discuss the above document at a Parish Meeting and asks for convenient dates
It was proposed by Cllr Higginson, seconded by Cllr Rashleigh and unanimously resolved that the Conservation Officer, Andrew Richards be invited to speak at a meeting of the Parish Council and the Clerk was asked to contact him regarding this.

22. GIPSY SITES

To discuss information received from Cornwall Council
Councillors had all had sight of this information but were not aware of any suitable sites. They did acknowledge the need that had been expressed.

23. KNOTWEED

Concern expressed over knotweed areas that may have been cut
The Clerk had received a report that the area round the bus shelter at Breage had been cut when there is knotweed present. The Clerk asserted that this cutting had not been carried out on behalf of the Parish Council and could only surmise that a Parishioner had carried out this task. As the identity of the person was unknown they could not be asked not to do this in future. It was also reported that there is knotweed by the new path on Praa Green and that it is still rampant in the Breage Playing Field. The Clerk has reported this to Cornwall Council and has been assured that Adam Chell is aware of these areas and will be treating them again. The Clerk was asked to ensure that the Contractor did not cut the Playing Field area until this had been done.

24. PARISH ROOMS**To resolve to purchase and fit a larger letterbox**

The postman who delivers mail to the Parish rooms had requested a larger box as large, heavily packed envelopes were the normal delivery here and these just do not fit through present letter box. He constantly has to return mail and the Clerk then has to collect it.

It was proposed by Cllr Wyvern Batt, seconded by Cllr Greenough and unanimously resolved that a larger letter box be purchased and that this should be fitted by the Handyman.

25. REPORT FROM CLERK

- a) The Clerk had purchased and had fitted a new water heater because the old one was turning itself on and off and running scalding hot water.
- b) The Clerk had contacted all those she had been requested to.
- c) Funeral Directors had been informed of the new cemetery fees.
- d) The Clerk asked that Cllr Shrimpton be informed of anything Councillors wished to be raised at the Community Network Meeting.
- e) The waste bin has been replaced in Pengersick Lane.
- f) Questionnaires re: Affordable Housing and all other documents are available in the Parish Rooms and on-line.

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

Cllr Wyvern Batt reported that she had cleaned the telephone kiosk at Godolphin but that the hedge behind it needs trimming back and the earth dug out. Cllr Greenough advised that the new owners were not yet in residence but that he would see if they were amenable to having the hedge cut back. **It was proposed by Cllr Greenough, seconded by Cllr Shrimpton and unanimously resolved that the owners of Cherry Tree Cottage be asked for permission to cut back the hedge behind the telephone kiosk at Godolphin and if this permission is given for the Clerk to ask Handyman to cut the hedge and clear the earth.**

Cllr Nicholls apologised and left the meeting at this point as he had a long journey to undertake.

Cllr Rashleigh asked if the Contractor could be asked to collect the grass cut from Breage Green as it lands on the path, is very slippery and therefore dangerous. The Clerk did not think this was covered in the contract but she would check and obtain a price for the extra work, if necessary.

Cllr Greenough reported that there would be a Neighbourhood Watch meeting on Friday.

Breage Playing Field**To receive Breage Field Accounts as at 1 May 2010**

It was proposed by Cllr Greenough, seconded by Cllr Wyvern Batt and unanimously resolved that the Breage Field Accounts be received.

Cllr Rashleigh reported that there was still a gap between the gate and the gatepost that children were using to enter the field. Mr Babbage would be asked to repair this.

27. CORRESPONDENCE

Helston & Lizard Community Halls Network – Draft Constitution
 Carleen Community Church Care Centre – Thank you letter for grant
 Carleen Village Hall – Confirmation of request for booking 8 June
 CC – Renewable and Low Carbon Energy in Cornwall 4 June 2010 at the Eden Project
 CC – Town & Parish Council Newsletter Edition 14
 CRCC – Cornwall Sustainable Village of the Year competition entry by 31 July 2010
 CC - Roadspace report detailing proposed roadworks and events etc. the Council are currently aware of that will affect road networks in the area.
 CC – Out There Whitsun activities for young people 1-4 June
 Cornish Mining – News booklet Spring 2010
 CC – Out and About – mobile One Stop Shop
 CALC – The County Bulletin May 2010
 CALC Local Democracy, Economic Development and Construction Act
 LAIS – Sustainable Communities Act 2007: Amendment Act
To note any correspondence received since the agenda was published
 Cornwall Community Foundation – Police Property Fund
 Open Spaces – Summer 2010, Annual Report and Accounts, Annual Meeting 6 July 2010 at 11 a.m.
 CC Community Network – Community Grants Policy

28. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA

Slip road from Tregonning Terrace – traffic driving into hedges; Clarification of signs, Herland Road Traffic.

29. TO CONFIRM THE DATE AND TIME OF NEXT MEETING – TUESDAY 6 JULY 2010 AT 7.00 P.M.

This was confirmed

There being no further business, the meeting closed at 9.40 p.m.

BREAGE PARISH COUNCIL

DRAFT MINUTES OF PUBLIC PARTICIPATION DURING THE PARISH COUNCIL MEETING HELD ON TUESDAY 1 JUNE 2010 IN THE PARISH ROOMS BREAGE AT 7.00 P.M.

At 7.09 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 Shelley spoke regarding item 10 Planning, [PA10/03122](#) and [PA10/03123](#) - Engine House Cottage, Poldown. He had provided the Clerk with copies of correspondence he had sent to Cornwall Council.

Mr Shelley is a neighbour who has lived in the shadow of the Engine House for 24 years and enjoyed the beauty and atmosphere. He expressed his dismay at the proposal to convert the Engine House. He felt this would detract from the landscape setting. He emphasised that the site is a designated World Heritage Site and that its historic assets would be destroyed should this application be approved. Regarding the application, Mr Shelley felt that there was a lack of information and found some of the given information misleading. A Liability Statement had not been provided. Mr Shelley described the Engine House as a skyline focal point, a structure evocative of the past in a unique landscape setting. He felt that funding could be found to preserve the site. The proposed new residential building would, in Mr Shelley's eyes, make a mockery of the site as the concrete and glass and other modern materials would provide a discordant feature. There would be additional cars and washing lines and the proposed balconies suggest sun-beds. The proposed glass retaining wall will not hide sun-beds or anything else on these balconies and Mr Shelley found this highly inappropriate, adding that it would detract from the historic heritage. He stated that he felt this application to be highly inappropriate.

Mr Gilbert spoke on the same item as an immediate neighbour. He read a statement to Council, a copy of which was passed to the Clerk and is printed below:

The issues that affect us and immediate neighbours:

1. *Exit from the site*

It leads out onto a busy country road that is extremely narrow. The view is bad; you have to partly pull out before you can see on-coming traffic. Bearing in mind that it is heavily used by tractors, lorries, cars, cyclists, not forgetting the motor cycles but not too many buses now. It is a very busy minor road; it's on a hill so traffic tends to travel at a higher speed coming down. Therefore I believe it to be dangerous to have extra traffic leaving the site. An Accident waiting to happen! Entering and leaving the drive by large vehicles can only be achieved from one direction – that's how tight it is.

The applicant has another exit but it means more expense creating a new, longer drive on his land to a lane that leads out to a point further up the hill, which is wider and has better views of on-coming traffic.

2. *The extra traffic using our and our neighbour's shared drive will be substantially increased to 7 or more vehicles using the said drive, coming and going at all hours, as holiday makers do, without much regard for local people.*
3. *Then of course our privacy issues. Being overlooked from balcony, windows S East entrance to Engine House and surrounding grounds, not forgetting up and down our shared drive.*
4. *Noise pollution. In fact it will ruin what we have enjoyed since we moved in, in 1982.*
5. *The applicant, in my opinion, is turning the site into a small holiday complex which I believe to be overdevelopment of the site and area. Not forgetting he has already put on site one 2 bedroomed lodge which overlooks us and has a certificate of lawfulness to put another on site. This was to replace two smallish storage caravans. All of which would add to the problems mentioned above. Where will it stop - camp pitches? So our enjoyment of our home as we know it will be lost. I feel it's an infringement of our rights to the enjoyment of our home as we know it.*

It is almost like the applicant is a modern day adventurer, like the old adventurers past – coming down to plunder Cornwall and then move on.

Now a more important matter that will affect Cornwall and wider: This is a Listed and World Heritage Site. World Heritage status was fought hard for and granted as it is. Turning the Engine House into holiday lets will not enhance the character of this important historic building. In my opinion it will detract from its charm. It is also a haven for wildlife. Putting glass infill, over bearing balconies and light coming from the building it will be like a festering carbuncle on the landscape. Bearing in mind its prominent position it can be seen for miles. Then of course you have that magic phrase – 'setting a precedent'. How many more historic monuments and relics of Cornwall will go the same way? I dread to think. I feel it's almost like rape of the Cornish heritage. You will lose the romantic feel as to a bygone age, some would say, 'A golden age of steam'.

I do not have a problem with preserving it. I've seen the applicant's own building survey report. It states, and I quote, 'It is my opinion that the building is structurally sound.' All that is required is some remedial works. I believe there are grants available for this purpose. It needs to be preserved as a monument for future generations, so as not to forget the men, women and children that worked the mines, sadly some dying hewing materials from the ground.

I worked as Crofty as a miner, drilling and blasting, and know how hard and brutal the job was. Men died then. But I tell you this, it was easy compared to the miners past, who in my opinion were heroes. Most died at an early age. Just walk round the graveyard at St Just. That said Engine House should be a lasting epitaph to those

who toiled to help put Cornwall on the map, put the Great in Britain and took their skills to the four corners of the world - hence the World Heritage Site.

I cannot speak for HRH the Prince of Wales and Duke of Cornwall. Knowing what he's said in the past about buildings I would like to know how he feels about this proposed carbuncle. It would be interesting to get his views on this World Heritage Site.

I do remember the policy of KDC – no development of Engine Houses was the cry. That was before it became a Grade II listed building. I don't see what has changed especially now it has Grade II listing and World Heritage status. I don't understand why they are putting this proposal forward, what's changed?

And finally – I passionately believe it would be a travesty to permit this majestic, silent monument to the past to be developed.

Mr Gilbert thanked Members for their patience.

Mr Upton spoke on item 10, Planning Amended application [PA10/00457/F](#) - Parc Owles, Trewartha Road, Praa Sands. He was not in favour of the original application and felt this amended application would have a worsening affect on neighbours, especially those at the East end as the proposed development would mean that they would be even more overlooked.

Mrs Board referred to the Shoreline meeting that had centred on Praa Sands. She hoped it had highlighted the need for funding to replace the broken fencing on Praa Green. She reported that the new path on the Green had been strimmed. There was much dog dirt on the Green and she felt that owners were being very careless. There are many rabbit holes on the Green that need to be filled. Mrs Board also made reference to the bare grass on the Green in the flat area where there have been so many walkers. She suggested some fertiliser would improve it.

Public participation ended at 7.19 p.m.