
MINUTES ORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS

BREAGE ON TUESDAY 4 FEBRUARY 2014 AT 7.00 P.M.

Present: Cllr Mrs R Wyvern Batt (Chairman)

Cllr T Ackland

Cllr A Best

Cllr Mrs T Board

Cllr H Bradford

Cllr S P Caddick

Cllr P Greenough

Cllr Ms C Rashleigh

Cornwall Cllr J V Keeling MBE

Mrs C Macleod (Clerk)

11 Members of the Public

The Chairman welcomed everyone to the meeting.

1. FIRE EVACUATION PROCEDURE

The Clerk read out the evacuation procedure.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Higginson who was on holiday; Cllr Coleman who was also on holiday; Cllr Darby whose husband was unwell 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 14 JANUARY 2014

The Chairman ran through each page of the minutes of the 14 January meeting asking for accuracy corrections. There were none. **It was proposed by Cllr Caddick, seconded by Cllr Rashleigh and unanimously resolved that the minutes of the Ordinary Parish Council Meeting 14 January 2014 be signed as a true and correct record.**

5. CHAIRMAN'S ANNOUNCEMENTS

The Chairman had no announcements but asked Cllr Keeling of news of the Community Emergency Plan meeting. Cllr Keeling said that the Breage/Germoe/Sithney Group had been recognised by Cornwall Council as the first Parish Councils to put in emergency plans. It would be on the Germoe agenda on Thursday.

6. POLICE REPORT

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

As PCSO Whitford was unable to attend the Clerk read out his Police Report:

'There were 2 crimes reported during the month of January 2014

'Breakdown as follows:

'Breage:

2 x Complaints Re Dogs injury – non injury 1871 Act. Two Complaints have been received about same dogs at same location. Ongoing Investigation - working alongside Dog Warden/Cornwall Countryside Officer.

'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 7.08 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. The vacancy was advertised with a closing date of 4 February 2014

- a) To consider applications received
The Clerk reported that no applications had been received
- b) If a co-option takes place, a Declaration of Acceptance of Office is to be read out and signed

9. REPORT FROM CORNWALL COUNCILLOR

CLlr Keeling wished everyone a good evening and gave the following report:

'Well 2014 as started with a bang, with work continuing across Cornwall to repair the damage created by the storms experienced over Christmas and into the New Year.

'There has been significant damage across Cornwall and interim repairs have been carried out in some locations, where they're needed to make the area safe, until they are able to make full repairs. It is important to have as much of this done before the end of January - when there will be large spring tides until 4th February. The cost of repairing the damage across Cornwall is estimated at being just over £2 million - initially £1.56 million in the short term with an additional £575K in the long term. I will have a full report giving details of damage to various areas of Cornwall on my website.

'Another storm developed during the month with a long debate at full council over proposed housing numbers for Cornwall before submission of the Cornwall Local Plan to the Secretary of State for examination by an independent Inspector. The Cornwall Local Plan provides the local policies to guide planning decisions and until it is adopted, the main planning policy for Cornwall is the National Planning Policy Framework and its presumption in favour of sustainable development. The Conservative Group put forward an amendment, giving a baseline figure of 33,000, rather than the proposed figure of 47,500 over the next 20 years. Without going into the statistics behind the proposed amendment it is worth noting that Cornwall has one of the highest stocks of empty houses in the country with some 29,000 vacant out of a total of 260,000 dwellings. It was put succinctly that we should not start with the simple question of how many houses we should build; but how we are going to meet the desperate need for affordable and local needs homes; and despite the growth in house building over the past 40 years, the housing problems of local people has worsened. Nevertheless, the council finally voted in favour of the proposed figure of 47,500 by a large majority so I guess we will have to live with that for now. The full debate can be seen on "Webcast" for the Cornwall Council Meeting of 14th January.

'Other meetings and topics included: a select committee meeting to scrutinise the newly formed Integrated Transport Unit. This brings together all passenger transport service planning, procurement and monitoring and management functions across a range of service areas. With the increasing pressure for greater efficiency and cost savings this is seen as an advantage in containing costs and achieving best value in local authority service delivery.

An investigation, by the Standards Committee, into an OMBUDSMAN report was conducted to investigate the facts behind a rather contentious planning application that was approved some time ago. I welcomed this as an opportunity to look seriously at the impact of planning decisions on local communities.

'I continue to discuss with CLlr Bert Biscoe the Portfolio Holder for Transport and Waste the way ahead for a potential "Length man's Scheme". Naturally, there are budgetary issues and a number of other councillors have expressed an interest in the scheme to benefit their divisions. The way forward will be an officer and member working group to develop a feasibility study and I will be included on that group.

'Local matters:

'Breage: I met, together with the Peter Tatlow, Area Manager, Highways, with the Godolphin Association on the 14th at Godolphin School to discuss various matters including; speeding and youth activities in the village. A well attended meeting with presentations on areas of the village affected by speeding and visibility issues. Also I offered the hire of the mobile skateboard unit for use later in the year. A speed monitor will be fitted to assess the occurrence of speeding. In the absence of a members' highway budget I will take advantage of setting up a project with the Area Manager to address the highway issues in Godolphin.

'I met also with people at the Links in Praa Sands about flooding matters, particularly the runoff from the A394. The dune erosion continues with the heavy seas and wave action, though I am sure the sand will return to the beach in due course. I have asked Steve Schotel to contact Norman Coward reference the damage to his car park dune frontage. The planning application Pencair comes before the planning committee on the 10th of February.'

Cllr Bradford asked if the 29,000 vacant dwellings included holiday homes or if they were just empty homes. Cllr Keeling replied that the number did include holiday homes but that there were a lot of empty homes. Cllr Bradford asked if the percentage was known. Cllr Keeling did not know this but said that there was quite a high number of holiday homes.

Cllr Rashleigh reported that the bungalow opposite the Trevena nursery entrance had been empty for 2 years.

Cllr Ackland was pleased that the speeding issues in Godolphin were being looked at but begged that the Godolphin to Carleen road be monitored, adding that he had been asking this for 5 years.

Cllr Greenough said that he was not aware that the speeding in Godolphin was any worse than elsewhere in the Parish but welcomed the trial. He understood that speed humps had been suggested as a way of deterring skateboarders. Cllr Keeling felt that no-one would agree to speed humps and other Councillors felt that this would encourage skateboarders. It was noted that 3 years ago Carleen Village Hall had made good suggestions about the speeding but that nothing had happened since then. There was apparently a problem with the street lighting and a streetlight needed to be moved. Cllr Greenough felt that the 30mph signs in Godolphin were in the wrong place and as they are approached the reverse side is visible showing the end of the speed limit.

Cllr Bradford asked about volunteer groups carrying out the monitoring. Cllr Keeling said that the groups would have to be from other areas.

Cllr Greenough asked about the Lengthsman Scheme and if there had been any move on Breage Parish Council's offer, subject to criteria and funding, to be part of a pilot scheme. He felt that pot holes and blocked drained problems could be solved by the scheme. Cllr Keeling said that the Portfolio Holder had felt that expectations had been raised too much. Cllr Greenough said that funding needed to be sorted. He felt that the Parish Council should be invited to the working group meeting with the Officer and Member from Cornwall Council for the suggested budgetary feasibility study.

Cllr Best said that he was distressed that the Planning Officer wished to turn down the application for a wind turbine at Connings Farm because of the effect on the Heritage. He felt there would be no effect and could not understand the Officer's reasoning.

Cllr Keeling said that he would liaise with Cllr Greenough regarding the Lengthsman Scheme.

Cllr Caddick advised Cllr Keeling that if he was heading to Trannack he should take care as the roads were bad.

10A. PLANNING (number amended as 2 number 10s printed on agenda)

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

PA14/00120 – Mr C Wigzell – Evergreen, Rinsey, Ashton, HELSTON

Continued use of the part of the former chapel building as a self contained unit without compliance with conditions 2 and 3 of planning permission 89/00669/F relating to seasonal occupancy and holiday use ancillary to Evergreen respectively

Cllr Bradford said that he would fully support this application so that the dwelling could then be used for unrestricted residential use. This is a historic building that has been sensibly and sensitively restored and it is being used and is earning its keep. **It was proposed by Cllr Caddick, seconded by Cllr Bradford and unanimously resolved that the application be supported.**

PA13/09076 – Mrs Sanj Wilderspin – Rose Cottage, Broadlane, Carleen, Breage, HELSTON, Cornwall

Certificate of lawful development for existing use of a log cabin for ancillary use erected in garden formally a vegetable garden

It was noted by Cllr Board that there were no sizes of rooms shown, just the bare essentials. Cllr Best said that he knew the cabin and that it had been there for the length of time stated. Cllr Ackland spoke about 2 other cabins for which applications had been received. These had both been granted planning permission by Cornwall Council. There are no neighbours here so no-one would be bothered. He would be happy if there was a condition that it stayed as a log cabin. Differences on the declaration and the application were pointed out:

1. On the declaration the address is Rose Cottage, Godolphin Cross but on the application is Rose Cottage, Broad Lane, Carleen.
2. On the declaration the applicant is called Sandra Lesley Wilderspin and on the application Mrs Sandj Wilderspin.
3. The declaration has been signed by a Commissioner for Oaths, (is this F Cilex)?, but there is no official stamp or officially headed paperwork.
4. There is no supporting documentation from friends and relatives to say that they have stayed in the cabin.

Cllr Bradford had no objection to it being there but felt that the paperwork should be corrected. **It was proposed by Cllr Wvvern Batt. seconded by Cllr Greenough and resolved with one vote against that the Parish Council would like**

to vote on this application once the paperwork has been corrected as the declaration does not tie in with the application.

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

Proposed barn conversion (amended design PA11/03629)

Cllr Board commented that there is not a boundary in the field as illustrated. Cllr Greenough said that the previous application was supported and the footprint was the same. Cllr Bradford expressed concern that the footprint encroaches too much into the adjoining field of agricultural land. He felt that the site plan and boundaries relative to the photographs submitted were unclear, undimensional and needed better clarification. He felt that the stile and kissing gate would obstruct the pedestrian access and that a traditional hinged side-hung farm gate would be more appropriate and user friendly across the public right of way. He found the amended design sensitive, sympathetic to the derelict structure and barn and appropriate to the farmland context with good use of stone and materials. He did not feel the huge roof light above the sitting room to be appropriate. He felt the design should be further amended to resolve this. **It was proposed by Cllr Best, seconded by Cllr Greenough and unanimously resolved that the application be supported.**

PA14/00503 – Mr Nicholas Harrison – Penhale Jakes, Crava Lane, Ashton, HELSTON TR13 9SE

Replacement of front porch

Cllr Bradford felt this to be a great improvement and complimented the designer and applicant. **It was proposed by Cllr Ackland, seconded by Cllr Caddick and unanimously resolved that the application be supported.**

PA14/00180 – Mr Dan Joel – Lower Polladras Farm, Lower Polladras, Breage, HELSTON, Cornwall TR14 9NX

Proposed extension to dwelling, including roof lights and a balcony

Cllr Bradford said that the extension would create an impressive, spacious and flexible home in this suitable rural setting. He was disappointed that the drawings were unconvincing and had one elevation missing. The size and disposition of some windows were rather ungainly and would benefit from small amendments to the design to be more compatible to what is already there. The roof lights on the second floor may not be necessary or appropriate. He also felt the narrow balcony to be curious and would be better to be bigger or not there at all. The absence of front and back door porches was also curious. He felt that the boundary of the site relative to the adjacent site and whether or not it is agricultural land needs to be clarified and shown more clearly. He was largely in favour of the application but would like the points he had queried re-visited. It was requested that Cllr Keeling have the questioned design features checked. Cllr Ackland also expressed concern that the plans were incomplete and dimensions not shown and he asked why. Cllr Caddick said that he was inclined to support the application although he was not a fan of the style, finding it rather out of character. **It was proposed by Cllr Best, seconded by Cllr Greenough and unanimously resolved that the application be supported and that Cllr Keeling please have the questioned design features checked.**

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON 31 JANUARY 2014

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

Retention of retaining wall and roof lights

It was stated that this appears to be a retrospective application in that the two extra velux windows are already in place on the east elevation, contravening the conditions given for the original application. With reference to the roof light windows that have been installed without permission, Cllr Board felt that enforcement action should be taken and wondered how long the windows had been in. She did not support the application and believed it should go to enforcement. Cllr Bradford believed that the retaining wall was probably for practical landscaping drainage reasons. He expressed concern that the drawings were lacking and inadequate. There were no elevation drawings or existing roof plan for comparison purposes - thus not showing how many more roof lights are proposed, what size they are and where they would be. There are no layout plans. There are no floor plans to show why the roof lights are needed. Given that the dwelling is only 10 years old he could not understand what has changed for these alterations to now be needed. The neighbour is being overlooked and finds the windows extremely obtrusive. Given the location level of the property in relation to its neighbour's – at a higher level- there is valid concern in the issue of overlooking and neighbourliness. Cllr Bradford said that he could not support the application. Cllr Greenough said that in his experience a retaining wall could not just be built and its position changed. It should surely have structural engineering specifications. The wall appears to be in a totally different position. Vehicular access will be compromised and access will be more difficult. **It was proposed by Cllr Ackland, seconded by Cllr Board and unanimously resolved that the application NOT be supported because of the listed objections: this appears to be a retrospective application in that the two extra velux windows are already in place on the east elevation, contravening the conditions given for the Neighbourliness - the neighbour is being overlooked and finds the windows extremely obtrusive. There are no layout plans. The retaining wall alterations should surely have structural engineering specifications. Vehicular access will be compromised and access will be more difficult. Drawings are somewhat lacking and inadequate. No elevation drawings or existing roof plan for comparison purposes - thus not showing how many more roof lights are proposed, what size they are and where they would be. There are no floor plans to show why the roof lights are needed.**

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

Various tree works

Cllr Greenough said there is no tree surgeon's report and he knows from personal experience that this has to be provided. The figures used are very loose 'greater than 15m' and 'by greater than 10m' being used – permitting a huge variance. He asked that more detail be provided. Cllr Caddick said that pressure is not a regular tree and in fact

growing. It was proposed by Cllr Wyvern Batt, seconded by Cllr Ackland and unanimously resolved that the relevant paperwork be requested before comments are forwarded.

c) **TO CONFIRM PLANNING COMMENTS MADE BY BREAGE PARISH COUNCIL**

PA13/11766 – Mr & Mrs W Reynolds – Rinsey Cross Cottage, Rinsey Lane, Ashton, HELSTON

Single storey front extension and dormer extensions to front and rear elevations

Following Breage Parish Council's comments submitted regarding the above application: *Breage Parish Council did not object to the principle of the extensions and the size and magnitude were also supported. However, the form of construction and the design were objected to. The dormer extensions do not appear to be dormer extensions as listed and are out of character. These were felt to be ill-considered and to look dreadful. It was felt that the application needs to be reconsidered and resubmitted,* The Planning Officer sent the following reply: *I appreciate your comments which will be included in my report. However, following careful consideration of all the material planning considerations, in this instance I feel that it is appropriate to recommend approval of the application. Under these circumstances, please can you confirm that on this occasion we may agree to disagree? If I do not hear from you within the next 5 working days I will assume that this is the case. The reasons why I am recommending approval are: The National Planning Policy Framework (NPPF) stresses that where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development. Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the NPPF requires the application to be determined in accordance with the presumption in favour of sustainable development unless there are significant and demonstrable adverse impacts. We consider that the proposed design is in character with the dwelling Rinsey Cross Cottage and would not appear overbearing within its setting. In this case I do not feel therefore that there are any significant and demonstrable adverse impacts that could justify a refusal of permission.*

9 of the 10 Councillors who had previously voted were contacted and voted by 7 votes to 2 to agree to disagree but wished to still express concern about the proposed construction and design as it appeared totally out of character and was thought to look dreadful. The Officer was informed.

(i) To confirm by resolution that the decision to agree to disagree was made by 7 votes to 2 and that Councillors still wished to still express concern about the proposed construction and design as it appeared totally out of character and was thought to look dreadful.

It was proposed by Cllr Rashleigh, seconded by Cllr Ackland and unanimously resolved that that the decision to agree to disagree was made by 7 votes to 2 and that Councillors still wished to still express concern about the proposed construction and design as it appeared totally out of character and was thought to look dreadful.

PA13/10706 – Marie Beard – Connings Farm, Helston Road, Germoe, PENZANCE

Installation of 1 x 5kw small wind turbine (E Vance R9000) on a 15m tower

Following Breage Parish Council's support of the above application The Planning Officer sent the following reply: The application does not include an assessment as to the impact of the proposal upon the setting of heritage assets (e.g. scheduled ancient monuments, listed buildings, conservation areas) within proximity of the site. In the absence of this information we are not able to make an informed decision as to the impact of the proposal upon the landscape and heritage assets. As such the application is recommended for refusal. Under the protocol with Local Councils I would therefore ask that should the Parish Council disagree with the nature of this recommendation and wish to call the matter to Planning Committee (West) confirmation is given in writing together with the planning reasons by close of office Wednesday 29 January. Ultimately the application will only be put before Planning Committee should the Divisional Member (Cllr Keeling) and the Assistant Head of Service (Planning) agree. It would be anticipated that should the Town Council request this, a representative would attend the meeting to explain the position taken.

The 10 Councillors who had previously voted were contacted, 1 had originally voted not to support and 1 voted to agree to disagree whilst the other 8 voted NOT to agree to disagree. The result of the voting was by 8 votes to 2 NOT to agree to disagree and to request that the application go before the committee giving the following comments: Councillors have voted by 8 votes to 2 NOT to agree to disagree and wish to please call the matter to Planning Committee (West).

Breage Parish Council has considered all relevant planning issues and has found no reasons for refusal of the application. With reference to the impact of the proposal upon the setting of heritage efforts: Given that settlements; conservation areas; listed buildings; scheduled ancient monuments; etc. are at such a distance, and hence the turbine will be hardly visible, indeed, if at all, the Parish Council cannot see that this has significance. The proposed site is set remotely in the middle of the applicant's land. Therefore the 'omission' of an assessment regarding the same, in this context and location and in these circumstances, is not considered a good reason for refusal.

(ii) To confirm by resolution that the decision NOT to agree to disagree was made by 8 votes to 2 with a request that the application go to the Planning Committee giving the following comments: Breage Parish Council has considered all relevant planning issues and has found no reasons for refusal of the application. With reference to the impact of the proposal upon the setting of heritage efforts: Given that settlements; conservation areas; listed buildings; scheduled ancient monuments; etc. are at such a distance, and hence the turbine will be hardly visible, indeed, if at all, the Parish Council cannot see that this has significance. The proposed site is set remotely in the middle of the applicant's land. Therefore the 'omission' of an assessment regarding the same, in this context and location and in these circumstances, is not considered a good reason for refusal.

It was proposed by Cllr Ackland, seconded by Cllr Best and unanimously resolved that that the decision NOT to agree

following comments: Breage Parish Council has considered all relevant planning issues and has found no reasons for refusal of the application. With reference to the impact of the proposal upon the setting of heritage efforts: Given that settlements; conservation areas; listed buildings; scheduled ancient monuments; etc. are at such a distance, and hence the turbine will be hardly visible, indeed, if at all, the Parish Council cannot see that this has significance. The proposed site is set remotely in the middle of the applicant's land. Therefore the 'omission' of an assessment regarding the same, in this context and location and in these circumstances, is not considered a good reason for refusal.

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

PA13/10923 – Mr and Mrs R Fox – Waney Lodge, Pengersick Croft, Praa Sands, PENZANCE TR20 9SW

Construction of 2 no. first floor balconies, installation of 2 no. sliding doors and pitched roof cladding

PA13/10350 – Mrs L Slater – Bodillian, Treweloe Road, Praa Sands, PENZANCE

Alterations to dwelling including Juliet balconies, introduction of dormers and a bridge link to parking

e) **PREAPP MEETINGS**

To discuss the format of preapp meetings

Cllr Bradford had made enquiries and there is nothing in writing. Cornwall Council advises applicants to speak to neighbours and their Parish Council before submitting a planning application. It is difficult to know how far to go without some set format. Cllr Best agreed that the Parish Council's remit in these preapps needs to be clearer. Cllr Greenough agreed, saying that applicants spend hours in preparation and then Parish Councillors have to be careful not to pass an opinion other than to say - I can't tell you. He felt that there should be some sort of phrase that could be used, such as, 'The members here present could be disposed to support it subject to further information'. Cllr Ackland added that it could be a simple, 'I won't comment until we have all the facts'. Cllr Caddick said that members needed to be careful not to coach the applicants. Cllr Greenough felt that the Parish Council should be able to help and support as a Parish Council. Cllr Bradford felt that it was just a dead end at the moment. Cllr Rashleigh asked if there could be just 2 things, perhaps that could be said to the people making the preapps with the Parish Council. Cllr Bradford asked if Cllr Keeling could perhaps obtain advice from the Planning Office. It was agreed that there should be a time limit on the meetings – not more than one hour and the applicants be told that no advice would be given or decision made. The Clerk was asked to make enquiries with CALC.

f) **APPEAL**

PA13/08327 – Mr & Mrs Mathew Gordon – land adjoining The Last One, Trewartha Road, Praa Sands, PENZANCE

Construction of a dwelling

To make a decision on whether to make further representations

After discussion it was proposed by Cllr Board, seconded by Cllr Best and unanimously resolved that no further representation be made in regard to the appeal.

g) **WEST SUB-AREA PLANNING COMMITTEE MEETING**

PA13/08997 – Mr & Mrs Christian Gordon – Pencair, Higher Road, Breage, HELSTON

Construction of dwelling and associated works

It was reported that this meeting is to be held in St John's Hall on Monday 10 February 2014 at 2 p.m.

Cllr Bradford will be attending on behalf of the Parish Council and will object to the application.

h) **TO CONFIRM APPROVAL UNDER DELEGATED POWERS**

PA13/11483 – Mr Ian Davis – The Queens Arms Inn, Breage, HELSTON, Cornwall

Change of use from unused surplus land to overflow car park only to be used in times of busy events to ease congestion from surrounding roads

The Planning Officer had contacted the Parish Council with reference to this application:

I refer to the above application for the retention of an overspill car park to serve the pub. I note your council does support this application but has recognised the objections from a local resident. As part of the scheme the applicants are proposing to leave a 20m gap between the car park and the neighbour's rear garden where a flower garden will be provided. They also intend to install a 2m wooden fence to match the existing fencing to overcome any adverse impact on the residential amenities of the car parking area. The alternative would be to have that area used as part of the caravan site which in my opinion would be more harmful in terms of noise than an overspill car park.

Overall we are minded to approve the application and I feel the applicants have tried to alleviate the issues raised by the neighbours. Please therefore could you confirm within the next 5 days whether you are happy for the application to be approved under delegated powers.

It was proposed by Cllr Best, seconded by Cllr Rashleigh and unanimously resolved that the decision relating to this application be made under delegated powers.

10B. FINANCE

a) **To approve and sign Financial Statements 3rd quarter**

Cllr Caddick confirmed that he had checked the statements and they were in order. **It was proposed by Cllr Caddick, seconded by Cllr Ackland and unanimously resolved that the 9 month financial statements be approved and signed.** The Chairman signed the 9 month statements.

b) **Signatory update**

The Clerk reported that there had still been no confirmation from Barclays of the update of cheque signatories. Cllr Bradford said that he would call into Barclays again.

- c) **To discuss whether to resolve to accept quotes for laptop, projector and installation from Liz Thomas Digital Lake Solutions**

Cllr Rashleigh said that she was still against the projector as she wishes to have paper agenda and minutes. It was proposed by Cllr Ackland, seconded by Cllr Best and resolved by 5 votes to 3 that quotes, for laptop £520, projector £240 and installation £25 per hour from Liz Thomas, Digital Lake Solutions be accepted.

- d) **To resolve to approve February payments**

no.	Name	cheque	Service/item	Net	VAT	Total
163	BT	dd	Broadband November	£23.00	£4.60	£27.60
164	BT	dd	Telephone November	£18.15	£3.63	£21.78
	Cancelled	103317				
165	R W Beard		1 cut Cemetery/B&G greens	£109.00		£109.00
			Clean entrance to Cemetery	£30.00		£30.00
	cancelled	103318		£139.00		£139.00
166	Martin Luck Group Ltd	103319	Stationery	£26.50	£5.30	£31.80
167	BT	dd	Mobile	£17.50	£3.50	£21.00
168	Frederick Wearne & Sons	103320	Repair Breage Shute stone	£53.00	£10.60	£63.60
169	Jane Ratcliffe	103321	Stakes & tube tree covers Breage Field	£145.79	£29.16	£174.95
				£422.94	£56.79	£479.73
170	Mrs C L Macleod	103315	Salary January			
171	PO Ltd (HMR&C)		PAYE	£285.60		£285.60
			Employer's NI	£144.19		£144.19
		103316		£429.79		£429.79
172	Mrs C L Macleod	103322	Travel 18.5 mls @53p	£9.80		£9.80
173	Mrs C L Macleod	103323	Petty cash reimbursement	£22.40		£22.40
174	D R Treloar	103324	Caretaker salary January	£32.00		£32.00
				£916.93	£56.79	£973.72

Cllr Caddick confirmed that he had checked and agreed the payments. **It was proposed by Cllr Caddick, seconded by Cllr Greenough and unanimously resolved that the payments as listed above be passed for payment.**

- e) **To acknowledge receipts**

Cemetery fees: £355; Breage Field: £145.79

- f) Clerk to provide Bank balances

Current reconciled: £3,455.13; Tracker: £38,090.01; Petty cash: £77.60; Total plus petty cash reimbursement: £41,645.14

10B. FOOTPATHS

- a) **LMP Claim for £188.26 and SWCP claim for £359.56 have been made**

11. HIGHWAYS

- a) **Closure Castle Drive 17-19th February 0730 to 1800 for patching works has been approved**

12. STREET LIGHTING

- a) Quotes have been requested following Cllr Ackland's meeting with Dave Hendry

Quotes had now been received for the repairs on the 8 streetlights – the total being £10,327.17 + vat. There may be an amendment as Western Power had not yet confirmed their costs. Cllr Ackland explained that 4 of these would be taken over by Cornwall Council on completion of the work. **It was proposed by Cllr Best, seconded by Cllr Greenough and unanimously resolved that the quote from SSE for streetlighting repairs be accepted.**

13. CEMETERY AND CLOSED GRAVEYARDS

- a) **To confirm sizes of kerbstones**

It was explained that there would be a 3 inch foundation pad, level with the surface, and the kerbstone would measure 3 inches in height and width on top of that and cover a 7ft x 3ft area of the grave space. **This was agreed and it was proposed by Cllr Best, seconded by Cllr Ackland and unanimously resolved that there would be a 3 inch foundation pad, level with the surface, and the kerbstone would measure 3 inches in height and width on top of that and surround a 7ft x 3ft area of the grave space.**

- b) **To resolve to inform stone masons of permission for kerbstones and give details**

- c) **It was proposed by Cllr Ackland, seconded by Cllr Caddick and unanimously resolved that the Clerk write to funeral directors and stonemasons giving them permission to apply for kerbstones beyond row 17 in the Cemetery and advising them of the sizes of the kerbstones and the area they should cover**

d) To discuss informing contractor and grave owners of permission for kerbstones

It was proposed by Cllr Rashleigh, seconded by Cllr Ackland and unanimously resolved that the Clerk write to the contactor and all exclusive right owners beyond row 17, advising them of the permission to now apply for kerbstones beyond row 17 in the Cemetery and advising them of the sizes of the kerbstones and the area they should cover.

14. PRAA GREEN FENCE

a) Report on meeting with Steve Schotel on 16 January 2014

See 15.

15. PRAA GREEN EROSION.

The following report from Cllr Board regarding items 14 and 15 had been circulated to Councillors:

The concerns and request

South-side of the frontage fencing the marram-grassed sand dune: Children were running up and down and sliding down – denuding the marram grass and creating a dune slip. A means of stopping this is required. Cllr Board had suggested posts either side at the bottom with wire netting across and a notice with appropriate wording. Cllrs Board, Coleman and Darby met with Steve Schotel at 10.00 a.m. at the Basketball Court car park, walked over to the steps by the Beachcomber steps to the beach.

Observed: The loss of the frontage of the beach car park and a large slip that also exposes steps side.

Mr Schotel is considering remedial work: rocks.

The matter

Mr Schotel: The suggested remedy – children stopped- would create another slip.

Cllr Board had thought that a suitable notice would give people thought to not damaging the dunes.

Adults use the RNLI steps close by, that are meant to be excluded from public use but the gate is not kept locked and the fencing is in disrepair. Between them there is a parish land slip and a slip on the car park owner's land.

Mr Schotel advised that it was a Breage Parish Council money matter.

The frontage and the land east (other ownership: no Cornwall Council money and the erosion as foretold: CISCAG – over the next hundred years it will be monitored.

Unfortunately elsewhere in Cornwall there have been storm damage repair demands, more urgent and necessary, needing considerable expenditure.

We walked east to Praa Green steps – the drop to the beach – the sand has temporarily dropped to 5 feet and the peat base is slippery. Mr Schotel made it, slipping, to the steps and advised us to return via the beach.

Footnote:

The CISCAG Shoreline Management Plan

Praa Sands: Predicted erosion 'risk zones' to 2025, 2055, 2105 indicate in years the loss of the frontage north.

The winter storms of 2012, 2013 and now 2014 indicate an acceleration of loss of land, especially to Sea Meads properties' gardens. The land composition 'HEAD' is just falling away, down.

There is no intention by Cornwall Council to protect them.

Properties have monetary value but Praa Green has none - (This consideration to combat erosion in the 1990s by KRDC.)

We requested that Mr Schotel put in a report to the Clerk and Cllr Coleman's and Cllr Darby's consideration of the matter will be appreciated. The Parish Council could then consider the way forward to correct the misuse of the Green slope.

It was proposed by Cllr Greenough, seconded by Cllr Wyvern Batt and unanimously resolved that the matter of the fencing be reviewed in the Spring.

Cllr Board was thanked for her report.

16. GODOLPHIN PHONE BOX

a) To resolve to carry out necessary repairs/painting to the phone box

It was reported that several pieces of glass are missing and the bottom has rusted away and the door is in a bad state.

It was proposed by Cllr Best, seconded by Cllr Ackland and unanimously resolved that the Clerk obtain a report from the Handyman showing work needed and costs.

17. WEED SPRAYING

To consider what is being offered regarding weed spraying in the Parish

It was proposed by Cllr Greenough, seconded by Cllr Best and unanimously resolved that the Clerk ascertain the number of kilometres that would need spraying in Breage Parish.

18. AONB ANNUAL FORUM

Saturday 22 March 201 - Duchy College, Callington, 10 a.m. to 2 p.m. – Please book with the Clerk

There was no interest in this event.

19. SPEED DETECTION - UNIPAR SERVICES

To comment on information circulated

It was proposed by Cllr Caddick, seconded by Cllr Wyvern Batt and unanimously resolved that this information be disregarded.

20. THE LOCALISM AND DEVOLUTION PORTFOLIO ADVISORY COMMITTEE CORNWALL COUNCIL

To discuss completion of the Town & Parish Questionnaire – return by 21 February 2014

Cllr Caddick volunteered to complete the questionnaire. It was proposed by Cllr Best, seconded by Cllr Ackland and unanimously resolved that Cllr Caddick be delegated to complete the questionnaire on behalf of the Parish Council.

21. REPORT FROM CLERK

- a) Janet Davies had sent thanks to the Councillors for meeting with her.
- b) There is a feedback form on home to school transport:
The Council is consulting on proposed changes to how home to school transport is provided and want to hear from anyone who is interested in or uses home to school transport.
If the proposed changes are approved they will come into effect from September 2014.
The consultation on home to school transport, which closes on Friday 28 February 2014, involves:
- *eligibility for transport free of charge*
 - *transport for which the parent/carer makes a financial contribution*
 - *provision for children with special educational needs and other individual needs, including medical and health needs.*
- The Council would like to hear the views of anyone with an interest in the Home to School Transport Policy, especially:*
- *Parents/carers*
 - *Pupils*
 - *Schools and colleges*
 - *Partner agencies (e.g. Health)*
 - *The Voluntary Sector*
 - *Town and parish councils*
- c) There is a public Consultation on Mobile libraries and One Stop services:
 Proposals on recommendations to replace the Council's existing mobile library and mobile one stop services with a range of community based initiatives will go out for a 12 week public consultation from Monday 03 February 2014. Cornwall Council cabinet member for partnerships Adam Paynter said: "The existing mobile service is facing a 50% budget cut and we are undertaking this 12 week consultation on plans to potentially cease the mobile library and mobile one stop shop service, replacing it with a number of community based initiatives. We want the views of service users and partners as we consult on the possibility of delivering these services in a different way."
 The consultation will be available online from today at www.cornwall.gov.uk/libraryconsult and the Council will also be attending Community Network meetings across Cornwall to discuss proposals with communities, members and Parish/Town Councils.
- d) Grounds Maintenance SW have asked to be put on your list for new tenders.
- e) ITV Antiques Series – secret Dealers would like to visit Cornwall and have asked if the Parish Council would permit an advert to go on the website asking if Parishioners are interested. It was proposed by Cllr Caddick, seconded by Cllr Ackland and unanimously resolved that the advert should be permitted on the Parish Council website.
- f) Cornwall Council's Planning, Housing and Regeneration Service is currently seeking views on a draft Affordable Housing Supplementary Planning Document (SPD). Please find attached a Notice of Publication, for your information and a poster. If possible (resources permitting) It would be appreciated if you could print a copy of the poster and place it somewhere prominent in your locality, for example a village notice board.
 If you do wish to comment on the Local Plan further details of consultation arrangements for that document can be found at: www.cornwall.gov.uk/localplancornwall
 The consultation period runs for six weeks from Friday 31st January 2014 until Friday 14th March 2014
- g) The Village Defibrillator: There have been many donations allowing the purchase of the defibrillator. It will be housed in the Queen's Arms.

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

Breage Field

- (i) Inspection report received

This had been circulated to Councillors and to the Field Secretary.

- (ii) RoSPA inspection and Risk Assessment are booked for Breage Field

This will take place in April.

Cllr Best asked about the trees in the field and whether this was within the agreement. He asked the Clerk to check the agreement for the next month's meeting.

Cllr Rashleigh was concerned that an earth carrying vehicle had entered the closed graveyard between Breage House and Coulthard Drive and placed soil on some of the graves using heavy looking crane type equipment to lift the soil. The vehicle has caused a deep drop in the entrance and with the recent heavy rain this has filled and overflowed with deep water that has been flowing over the footway. She believed it was a Cormac vehicle. **It was proposed by Cllr Rashleigh, seconded by Cllr Board and unanimously resolved that the Clerk write to Cormac requesting that the dip in the entrance to the closed graveyard between Breage House and Coulthard Drive be filled and the entrance reinstated.**

23. CORRESPONDENCE

MEP – West Country Beef

rsn online – Rural Vulnerability Broadband January 2014

NALC – Localism 26 March 2014 London

rsn online – Rural Housing Conference 21 February 2014 Cheltenham

Cornwall AONB – Annual Forum 22 March 2014 Callington

Cornwall AONB –Delivery Plan 2011-2016

rsn online – Rural Vulnerability Fuel poverty January 2014

CALC – The Week Issue 1

rsn online – news 27 January 2014

The Signpost – winter edition

CALC – AGM 20 February 2014 New County Hall 7 p.m.

Signpost – latest news

To note any correspondence received since the agenda was published

rsn online – weekly news 3 February 2014

What's on in Cornwall

Vital Venues -newsletter – about halls

24. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA

Trees Breage Playing Field; Praa Sands Erosion; Emergency Light in Parish Room.

25. TO CONFIRM THE DATE AND TIME OF NEXT MEETINGS

INTRODUCTORY MEETING WITH TRAND MONDAY 10 FEBRUARY 2014; PREAPP MEETING MONDAY 24 FEBRUARY 2014; ORDINARY PARISH COUNCIL MEETING TUESDAY 4 MARCH 2014. ALL MEETINGS TO BE HELD IN THE PARISH ROOMS AT 7.00 P.M. These were confirmed.

There being no further business the meeting closed at 9.30 p.m.

BREAGE PARISH COUNCIL

MINUTES OF PUBLIC PARTICIPATION DURING THE ORDINARY PARISH COUNCIL MEETING HELD ON 4 FEBRUARY 2014 IN THE PARISH ROOMS BREAGE

At 7.08 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 Liddell spoke about Planning Application PA13/08997, that was coming before the West Sub-Area Planning Committee on 10 February, saying that he was surprised and amazed that the Planning Officer, Matthew Doble, had overlooked his and others' objections to this application and wished to grant permission. The building would be 2m above ground level and there would be a loss of light to his property. He spoke of the Act of Parliament – Right to Light that he had enjoyed for 20 years without interruption.. He felt that the Officer's report was biased towards the applicant. He quoted paragraph 30.

Mr Gittins spoke about the same application, thanking the Parish Council for its help and support. He had felt that he had been ignored by the Planning Officer and that he did not count. Mr Gittins had provided the Parish Council with a list of points in response to the West Sub-Area Planning Committee Report for PA13/08997. He referred to inaccuracies in the Officer's report and spoke about (i)The application site currently comprises an area of domestic garden curtilage to the rear of Pencair, saying that the site is not wholly a domestic garden, the rear part is known as an open grass area/paddock/meadow and (ii)Lots of vehicular activity consisting of delivery vans and vans working late into the night.

Mr Richards who lives in the White House next to Pencair also spoke about the above application saying that the property would come a third of the way down the garden and look directly into the rear of the White House.

Mrs Chivers who lives at 5 Prospect Close, Ashton spoke about the terrible state of the access of the driveway to the rear of the houses in Prospect Close. She had contacted Coastline and it appears that no-one is accepting the responsibility of ownership. Cllr Keeling said that he would look into this matter.

Mr Robinson spoke about planning application PA13/11483, about which he still had serious concerns. He is still querying the application and the change of use from unused surplus land to overflow car park. He said that the space had been used again, in contravention of the enforcement officer's recommendation.

Mr Rayment spoke about Praa Sands: 1. He had spoken to Cllr Keeling about a blocked drain opposite the entrance to Pengersick Farm. It appeared to be the pipe leading through to the stream that was blocked. He asked that the pipe be suck4ed out and the pipe under the road cleaned. 2. The Appeal, the Last One, Trewartha Road. He agreed with Cornwall Council's points. He said the property was not 'affordable'. If permitted there may be whole field access through Trewartha Road.

Mr Rowlands spoke on PA14/00721 – 12 The Links- Retention of retaining wall and roof lights.

'This is a retrospective application post the issue of an enforcement notice: EN13/00630, alleged non-compliance with approved plans – two velux windows and retaining wall in the incorrect position.

'An investigation has been carried out into the development and it is judged that planning permission is required. By the Development Officer – Donna Proctor.

'May I bring to your attention that the two extra velux windows in the proposed plan are already in place on the east elevation which was not on the original plan that was subsequently authorised.

'The original notice of conditional permission for development contains restrictions imposed by Cornwall Council.

'Please view the associated plans and schedule of conditions – supplied to Councillors by Mr Rowlands.

The first condition categorically states, "No openings or windows other than that hereby permitted shall be constructed in the north and east elevations of the building, and that every window shall not be altered or enlarged without an express grant of planning permission." **Reason:** "To avoid overlooking, in the interest of residential amenities of adjoining occupiers."

'My property is at present overlooked by the two large velux windows on the east elevation. I find these windows extremely obtrusive and definitely not conforming to the conditions of the original application.

I am looking to you, the Parish Council, for support in rejecting this retrospective application.'

Public participation ended at 7.18 p.m.