

BREAGE PARISH COUNCIL

Mrs Carol Macleod

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21/14

Parish Rooms

Breage

Helston

TR13 9PD

MINUTES ORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS

BREAGE ON TUESDAY 4 MARCH 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 T Coleman
Cllr Mrs P Darby
Cllr P Greenough
Cllr G Higginson
Cllr Ms C Rashleigh

Mrs C Macleod (Clerk)

3 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 Keeling who had been delayed by other meetings today.

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).

The Clerk declared an interest in the Breage Playing Field Trees that had fallen and one that had been taken down as her husband had been asked to take the tree down by the Accounts Team Councillors.

Cllr Wyvern Batt declared an interest in Planning Application PA14/01452 as the applicant is in her employ.

c) To take consideration of written requests for dispensations

There were none.

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

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

The Chairman ran through each page of the minutes of the 4 February meeting asking for accuracy corrections. It was established that some capital letters needed to be inserted. **It was proposed by Cllr Best, seconded by Cllr Greenough and resolved with one abstention, (as the Councillor had not attended the meeting), that the minutes of the Ordinary Parish Council Meeting 4 February 2014 with the addition of 3 capital letters, be signed as a true and**

correct record. The corrections were capital letters: page 13/14, line 8 Links and line 29 Keeling; page 16/14 e) line 12 Keeling.

5. CHAIRMAN'S ANNOUNCEMENTS

The Chairman thanked all who turned up at the Preapp meeting on 24 March in such terrible weather.

6. POLICE REPORT

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

PCSO Whitford gave the following report:

'There was 1 crime reported during the month of February 2014

'Breakdown as follows:

'Breage: 1 x Complaint Re Dogs injury – non injury 1871 Act. From information obtained it is suggested this was person's lamping in area which affected live stock on a small holding. – No further lines of enquiry.

For information: Devon and Cornwall Police computer systems are currently being updated. As from the new financial year a new word based system will be in operation. This in turn, will not allow me to produce crime reports in the current format; however a report will still be provided but in a slightly different style.'

PCSO Whitford added that the Mondeo that had been at the side of the road coming into Breage for a long time had now been removed and the owner billed for this.

He was asked about the new crime reports and showed a copy that he had with him. He felt that it was a better system and thought that there would probably be a hyperlink that Clerks could access.

Cllr Bradford asked if this would replace PCSO Whitford's visits but was assured that at this moment and for the foreseeable future he would be here for a minimum of 2 years.

Mr Rayment spoke about the possibility of speed traps at Praa Sands, saying there were so many cars speeding yesterday.

PCSO Whitford said that when checks were made near schools the cars' speeds dropped to 30 m.p.h. but as soon as the police car drove away the speeds would increase.

Cllr Rashleigh added that there was the same problem in Breage village.

Cllr Wyvern Batt added that Leedstown was the same.

PCSO Whitford was thanked for attending and left at this point as he had another meeting to attend.

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 7.12 to 7.20 p.m.

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

A vacancy exists to replace Mrs Janet Anthony

a) To consider applications received

There had been no written applications received but the Clerk advised that she had received a verbal one from Mr Ian Davis from Breage. The Clerk will ask Mr Davis to submit a written application containing some information about himself and the application will be discussed at the April meeting.

b) If a co-option takes place, a Declaration of Acceptance of Office is to be read out and signed

There was no co-option.

9. REPORT FROM CORNWALL COUNCILLOR

As Cllr Keeling was not present, the Clerk read out his report:

'The main debate this month was the decision to set the council tax and last Tuesday Cornwall Council formally approved a budget of £505 million for 2014 / 2015. The revenue budget, which was recommended by the Cabinet last month, is based on a 1.97 % increase in Council Tax – equating to a 47p per week increase (£24.51 a year) for a Band D property. The budget, was endorsed by 71 votes to 35 with one abstention. I voted against the budget on the basis that a further freeze on Council Tax could have been possible and made comparisons with other rural councils across the country that have frozen council tax for the last 4 years, reversed cuts to services, replaced damaged and leaking classrooms and have managed to do that without having to place any extra burden on Council Tax payers. Cutting people at the top – rather than services at the bottom; though it is encouraging that the Chief Executive is making a start on this already with the axing of 3 Corporate Directors. As a footnote, it is now a statutory requirement for all voting on the budget to be a recorded vote; though it is rare at Cornwall Council for major decisions to be voted on without it being a recorded vote.

'Nevertheless, I am joining a panel this week to look into the disparity between Rural and Urban funding and this will mirror the Rural Fair Share Group, a grouping of parliamentarians who have come together to argue for fairer funding for services across rural areas. The Rural Services Network (RSN) report that rural residents earn less, on average, than those in cities, and pay council tax which is £100 higher per head, and see urban areas receive government grants 50% higher per head than those in the countryside. This circle needs to be squared and we have a pledge from local government minister Brandon Lewis to support rural areas and manage the extra cost of delivering services.

'Reference the protocol for planning pre-apps; there was an Informal Planning and Development Group meeting on 24 February 2014 at Liskeard and I put forward the following to the group:

<p>Councillor Keeling:</p> <p>I had a discussion with Breage Parish Council earlier in the month about PREAPPs, the informal type where proposals are put to the parish, not the paid for version. The practise is a good one and helps local engagement; but the councillors were concerned that there was not a formal protocol forthcoming from the LPA on this, though I said they could implement their own. Nevertheless, early consultation with both local member and town/parish councils by developers with potentially contentious developments (i.e. affordable housing proposals on exception sites) should be encouraged; but some rules of engagement should be put in place to protect parish councillors from pre-determination and what they can and cannot say. Legal advice would be useful particularly with regards to the code of conduct.</p>	<p>ACTION:</p> <p>A circular will be prepared for parish councils which will include:</p> <ol style="list-style-type: none"> 1. links to recent Planning Advisory Service Guidance for parish councils. (Marshall Plummer) 2. Pre app advice (Marshall Plummer) 3. Code of Conduct advice from Legal and Democratic Services (LD & JR)
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I hope this information proves useful for all 3 parish councils in Breage, Germoe and Sithney Division.

'I met up with Steve Schotel, Beach Protection Officer, reference the dune damage at Praa Sands following the storms. He has tentatively put in a bid for £80K to import and place 4-6 tonne rock armour stone adjacent to the eroded area and the beach café to address the immediate concerns of additional erosion/damage occurring. There no guarantee that this work will be undertaken at this stage. I had passed an email detailing this and other measures to stabilise the dunes to the Breage Parish Council and will pass other information when available. The RNLI are also addressing some of the issues of beach access and Cornwall Council is dealing with loss/damage to the beach safety signs and buoyancy aids etc.

'There are measures being put in place to help home and business owners affected by the storms in the form of council tax/ business rate relief and I will pass further information to clerks, if they have not already received this information.

'I am in discussion with our local MP reference mud and water run-off from fields in the outlying villages and hamlets and what measures can be put in place to mitigate against further damage to property and changes to farming practises to lessen the impact in future. I could go on but, as I was reminded by a resident of Trescowe, the notice boards are not quite big enough for all the pages of the parish council minutes.'

Cllr Higginson asked why the report had to be read out as all the Councillors had received a copy.

The Clerk said that the Public should hear it.

Cllr Greenough added that Cllr Keeling was usually here and could be quizzed on what is being done. He felt it was good to have the report read out.

It was asked why the lowest band was always used but it was explained that Band D is not the lowest.

It was stated that the National Council Tax average increase is 0.6%. It was noted that Cornwall Council will increase by 1.97% because if it exceeded 2% then a local referendum could be called.

Breage Parish Councillors felt that support should be given to Cllr Keeling for his vote against the budget on the basis that a further freeze on Council Tax could have been possible. **'It was proposed by Cllr Higginson, seconded by Cllr Rashleigh and resolved by 6 votes to 5 that Cornwall Council be contacted to say that Breage Parish Council agrees with Cllr Keeling and feels that Cornwall Council is misguided in awarding an increase of 1.97% on Council Tax and that the Parish Council thinks it should have been frozen.'**

10. PLANNING

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

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

Erection of two-storey extension including a covered veranda

Cllr Bradford felt this to be a sound proposal for an extension in keeping with and complimenting the existing property, maintaining the same roof ridge line and using similar windows and fenestration. His only concern was that he felt that the covered balcony was out of character. Cllr Higginson said that it was an isolated property. Cllr Coleman felt the application was okay. Cllr Wyvern Batt questioned the balcony.

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

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

Domestic garage

Councillors had no problems with this application. **It was proposed by Cllr Coleman, seconded by Cllr Board and unanimously resolved that the application be supported.**

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

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

Cllr Bradford was distressed by this large development in the Conservation Area of a terrace of largely original late 19th/early 20th century properties. Some of the properties have rear extensions but this application is massive compared to the rest and it fills most of the amenity space. Cllr Bradford also said that the drawings were inadequate and incomplete with no dimensions. He felt that the building would be oppressive for neighbours and not in keeping with anything in the terrace. The proposed Juliet balconies were also inappropriate. This was overdevelopment. Cllr Rashleigh spoke of the 19th century miner's cottage and asked if neighbours had complained. The Clerk advised that there had been no objections. Cllr Greenough said that this would be a 457% increase in size and if windows were not put in the sides, privacy would be maintained but he thought the Juliet balcony to be crazy and impracticable.

Cllr Higginson had no problem and would support the application. Cllr Caddick said that at least it was not a flat roof extension. Cllr Ackland felt that the Juliet balcony was totally out of character but would support the application.

It was proposed by Cllr Bradford, seconded by Cllr Rashleigh and resolved by 7 votes to 4 that the application be objected to because of the size of the extension being overdevelopment within the Conservation Area and out of character with the late 19th century/early 20th century terrace of granite houses. The terrace is relatively intact and has survived unscathed with roofs, chimney stacks and simple fenestration largely original.. The proposed extension is massive, extending the full width of the site and filling much of the rear amenity space, thus reducing the useable amenity area. The sheer mass of the extension would be overpowering and oppressive for neighbours and neighbourliness would be a concern. The roof design is not in keeping with anything else in the terrace and the Juliet balconies are felt by the majority of Councillors to be inappropriate in this Conservation Area.

Cllr Wyvern Batt left the room at this point.

PA14/01452 – Mr Neil Bolitho – Huthnace Farm, Nancegollan, HELSTON, Cornwall

Proposed replacement dwelling

Cllr Bradford found the drawings to be a well draughted, presented, dimensional set of drawings and a pleasing architectural design. He did not feel he could support the application as the chalet had only recently been given a certificate of lawfulness and said that the proposed enormous building, 4 times larger in floor area than the log cabin, would be gross overdevelopment on this site. Cllr Coleman expressed concern regarding the log cabin and hoped it would be removed if planning permission were granted. Cllr Best had no trouble with the proposed development as the extra space was needed. Cllr Caddick felt that although the planned replacement is very large it would not be out of order for the future of a young family that will need the space. Cllr Greenough asked that the demolition on the existing dwelling be part of the conditions attached to any permission granted as the application is for a replacement dwelling.

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

Cllr Wyvern Batt returned at this point.

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

PA14/01743 – Mr & Mrs C Lock – Westward Ho, Main Road, Ashton, HELSTON, Cornwall TR13 9SD

Construction of replacement dwelling and annexe with replacement septic tank

Cllr Coleman was amazed at the application as the supporting statement states that the replacement is 'like for like' but it is not. The proposed replacement dwelling is hugely larger, some two-and-a-half times bigger than what is existing on the site, with two storeys and eight bedrooms compared to the one storey, four bedrooms. He felt that the proposal was too large. Cllr Higginson asked why the application that had just been discussed and voted on had been supported if this one is too large. It was stated that each application is individual and not to be compared to others. Cllr Higginson added that the side extension needs demolishing. He felt the application should be supported. Cllr Best added that the proposal is definitely different to what is there. The adjoining area can surely not be an annexe as there is no reliance on the main house.

Cllr Bradford expressed concern with the application in general terms, with points in the document and with Mr Pender's report, explaining that the supporting statement states that the replacement is 'like for like' but it is not and does not have a similar footprint to the existing. It is considerably larger and 2 storeys, albeit called a chalet bungalow. The current proposal may 'halve the amount of the previous proposal' – to quote from the report - but it is two-and-a-half times larger than what exists on the site. Re. the documents: it is understood that advice had been sought from the Ward Councillor. Neighbours have informed that a lorry, a JCB and other vehicles and machinery related to the building trade are regularly perked on site. Before occupation of the site, in temporary caravans there were no cars on site, not six as stated.

The original bungalow has always been rated as a single dwelling and is not a dwelling with an annexe. Any unit formed inside by alterations to partitioning was to suit the owner but was not an annexe and was not used for uninterrupted, continuous use. The proposed annexe is really an adjoining extension and there is no access between

the house and the extension. If it were an annexe there should be a shared area, a reliance to the main house, with a shared kitchen/bathroom or other rooms. It creates an adjoined separate building and as such is a separate dwelling. The old bungalow had approved extensions in the 1960s of a kitchen added to the back and a porch but it was always a single dwelling so there is no basis for a new annexe. The proposed replacement dwelling is hugely larger, some two-and-a-half times bigger, than what is existing on the site, with two storeys and eight bedrooms compared to the one storey, four bedrooms. As stated, the original did not have an annexe.

Access, which is within the 30 m.p.h. zone and on a very dangerous bend, will be affected and changed by the sheer volume of increased vehicular access, storage, parking and on-site turning. There will be a change in scale of the amount of associated traffic, given the size of the proposal with two separated dwellings.

For these reasons Cllr Bradford could not support the application. Cllr Board agreed that the annexe was a separate building and there was no adjoining area to the main house. She asked, 'Why call it an annexe?' and felt it should be treated as a separate building. Cllr Caddick found the application misleading. He felt that there should be two sets of plans for two separate buildings.

It was proposed by Cllr Higginson that the application be supported as a need had been shown for the daughter's accommodation. There was no seconder. It was proposed by Cllr Bradford, seconded by Cllr Best and resolved with one vote against that objection be raised to the application giving the above reasons, shown as: The supporting statement states that the replacement is 'like for like' but it is not and does not have a similar footprint to the existing. The original bungalow has always been rated as a single dwelling. Any unit formed inside by alterations to partitioning was to suit the owner but was not an annexe and was not used for uninterrupted, continuous use. The proposed replacement dwelling is hugely larger, some two-and-a-half times bigger, than what is existing on the site, with two storeys and eight bedrooms compared to the one storey, four bedrooms. As stated, the original did not have an annexe and the proposed annexe can surely not be an annexe as there is no reliance on the main house and no access to shared accommodation such as a kitchen/bathroom/lounge. It appears to be a separate dwelling. Access, which is within the 30 m.p.h. zone and on a very dangerous bend, will be affected and changed by the sheer volume of increased vehicular access, storage, parking and on-site turning. There will be a change in scale of the amount of associated traffic, given the size of the proposal with two separated dwellings.

c) TO CONFIRM PLANNING COMMENTS MADE BY BREAGE PARISH COUNCIL

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

Various tree works

Breage Parish Councillors discussed this application at the February meeting and expressed concern over the application details. Council commented that there is no tree surgeon's report and the tree measurements are very loose: 'Greater than 15m and by greater than 10m.' – This could allow a very large variation. Council requested that it make comment on this application once more detail has been received.

The Clerk subsequently spoke to the Planning Officer who said that the Tree Officer has made the following comments: *Thank you for your consultation. I visited the site on the 31st January 2014 and my comments are as follows: T1 is not within the TPO and cannot be determined as part of this application. I do not support the proposed works to T2 and would recommend that TPO consent is refused for the following reasons: 1. The proposed works are not justified or evidenced by the presence of significant tree defects or disorders 2. The proposed works would have a negative impact on public visual amenity provision and would be detrimental to the character of the setting *Informative. The tree T2 is a mature Sycamore growing within a Cornish hedge. I visited the site during a period of strong winds and did not discern any abnormal movement within the canopy, stem or stem unions. At the time of my inspection the tree did not show any signs of instability or root movement. The stonework within the hedge has not been displaced as would be expected with root movement, and soil within the rooting environment is free from cracks or disturbance caused by root lifting. The tree does have tight forks in the major branch and stem unions but these are a typical growth formation for this tree species. Reaction wood has developed normally, and in my view the unions are acceptable and not a significant defect. At this time I cannot see any evidence that would justify the felling of this healthy, mature tree.*

As the Tree Officer did not support the application, the Planning Officer will refuse the application. The Officer has said that there is no need for the Parish Council to make further comment and she will take it that Breage Parish Council is not supporting because of lack of information

To confirm that Breage Parish Council does not support the application because of lack of information

It was proposed by Cllr Greenough, seconded by Cllr Best and resolved with 1 abstention that Breage Parish Council does not support the application because of lack of information.

d) TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF RESULT OF APPEAL

PA12/11010 - Mr P Rowlands - Land adjacent to Thule, Helston Road, Germoe, PENZANCE TR20 9AA

Two detached dwellings with access off 'The Links' – Allowed

Costs claimed against Council – Refused

Costs claimed against Appellant – Allowed

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

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

Retention and completion of the use of land for overflow car parking

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

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

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

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

PA12/11010 - Mr P Rowlands - Land adjacent to Thule, Helston Road, Germoe, PENZANCE TR20 9AA

Two detached dwellings with access off 'The Links'

f) TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF REFUSAL OF PLANNING PERMISSIONPA13/08997 – Mr & Mrs Christian Gordon – Pencair, Higher Road, Breage, HELSTON

Construction of dwelling and associated works

PA14/01039 – Mr Alan Grover – Fernhill, Helston Road, Germoe, PENZANCE, Cornwall

Erection of a general purpose agricultural building

g) Report on Planning Committee MeetingPA13/08997 – Mr & Mrs Christian Gordon – Pencair, Higher Road, Breage, HELSTON

Construction of dwelling and associated works

Cllr Bradford said that he had spent hours at the meeting and was finally able to speak for the Parish Council in objection to the application. Cllr Keeling also spoke against the application. John Pender spoke on behalf of the applicant. The application was unanimously refused to the delight of Breage residents who had objected to the application. Cllr Bradford was thanked for his work on this application. Cllr Bradford's report that was delivered to the Planning Committee follows:

Good Afternoon.

*Because of the huge amount of local objection to this application, we at Breage Parish Council have considered it in even greater detail and very objectively, and as a result have objected to it **unanimously** for all the sound reasons listed in the documentation, the many letters of objection, and further highlighted in the officer's Report, all of which you have seen. We can't agree with the subjective opinions and recommendations in this Report.*

*We feel strongly that this proposal will generate adverse impacts on the locality, visually, environmentally **and** socially. Already it is becoming a divisive issue in a hitherto cohesive, established and friendly community where many of the neighbours have lived for **many** years.*

*It won't preserve or enhance the character of this Conservation Area - that took a lot of effort and commitment to put into place in the first place – in **any** way **at all** and will have an **adverse** affect on it.*

*There is **no precedent** in Breage Conservation Area for permitting a new building in this special area of Higher Road, with its historical mix of Victorian, Edwardian, Thatched and Listed Buildings, and certainly **not** in a back garden. All back-garden dwellings here are converted stables, garages and store houses, apart from Chapel House itself believed to have been the historic Manse to the Chapel in front. To permit this we feel would be sending out a **very** wrong message! The extra vehicular traffic **will** impact on the narrow, shared Access Lane, which leads on to an already **over-parked** and busy Higher Road, with restricted visibility.*

The impact of this on the amenities of neighbouring properties will be considerable, given its position on site, the close proximity to others, (particularly Chapel House), and the marked difference in ground levels between the two.

There will be significant overlooking and overshadowing, even Rights of Light issues.

*The alleged business use and activity on site by the **new** owners of this property still appears to be an on-going issue not resolved.*

*Also, the reduction in plot size and loss of front and rear amenity space at Pencair bungalow itself **is** of concern. This would be a very retrograde step in **any** Conservation Area and we don't have many of these to protect!*

*We all are mindful of the need for more housing in Cornwall - and Breage is already 'doing its bit' – but it should be the **right** housing in the **right** place not just **anything anywhere** and at **any cost** to the village, the community, the Conservation Area and the Neighbours.*

*Although this application is much smaller and may be considered less important than the large housing schemes that have just been discussed, it **is** of great concern to us and Breage Parish Councillors, Parishioners and Residents of Higher Road **ALL** ask you in the **strongest possible terms** to support **us** and to **refuse** this application for these **very** best of valid reasons.*

Thank you.

Cllr Bradford was thanked for all the work he had put into the presentation.

h) Report on TRAND meeting - Affordable Homes

It was reported that Trand had come with a proposal for 12 houses at the Tregonning site in Carleen, a mixture of rental/purchase affordable and one or two at full cost but there were, as yet, no plans. They hoped to get back to the Parish Council by the beginning of May.

Cllr Caddick said that a private development had been waiting for three years. Now a new company has taken over. The 12 homes would be sold to Coastline. The impression had been given that First Step had the option of the land, which would be sold on to Trand and then to Coastline with money being made all round. Cllr Board said that the land had not yet been purchased.

i) Preapp meeting

a) To report that a preapp meeting was held on 24 February 2014

The Chairman again thanked Councillors for turning up for this meeting in appalling weather. She found it totally frustrating being unable to offer any comment.

b) To consider implementation of protocol for preapp meetings

The Clerk had received the following from SLCC:

The idea of pre-app meetings is not new, but it is now being pushed by government as being the recommended way of proceeding. Yes, it can make it awkward for some councillors who think that some sort of response is called for from them, but they must resist this and make it clear to applicants that they have simply noted the application and cannot comment on whether or not it is considered acceptable.

I appreciate the difficulties, because applicants will have gone to the parish/town councillors expecting a 'steer' from them as to what is or is not acceptable in their view, but councillors must be mindful of predetermination and be non-committal.

As to format, no, I am not aware of any set procedure and can only suggest that you make it very clear to applicants from the outset that no guidance would be forthcoming from your members as to whether or not an application is acceptable.

Cllr Bradford said that he had contacted Phil Mason who would look into this. Cllr Bradford had drafted a letter to Mr Mason asking that some definite guidelines be agreed. Cllr Caddick said that Councillors were not permitted to legally predetermine. Cllr Best said that rules had to be followed and no further preapp meeting should be held until guidance has been given. Cllr Ackland agreed that Council should wait until procedural confirmation had been received. Cllr Greenough said that predisposed was all right but not predetermined. This had been explained at the training session he and Cllr Caddick had attended. It was repeated that everything must be done correctly. Cllr Coleman said that something needed to be sorted to prevent having to sit for a long time, like at the Ashton Motel preapp with no definite conclusions. Cllr Rashleigh said she agreed that no more meetings be held until guidance had been received. Cllr Higginson said that The Parish Council could push this along and a letter to Mr Mason would be very constructive. **It was proposed by Cllr Best, seconded by Cllr Coleman and unanimously resolved that a letter to Mr Mason be drafted and sent to Councillors for approval and then sent to Mr Mason with CALC to be contacted.**

11. FINANCE

a) Bank Signatory update

Now approved

Signatories are confirmed as Cllrs Rashleigh, Coleman and Bradford and any 2 of these 3 must sign cheques issued on behalf of the Parish Council. They should also initial the invoices relating to the payments.

b) Finance Regulations 6.6 Resolution for approval of use of a variable DD for payments to British Telecom for Broadband services

It was proposed by Cllr Caddick, seconded by Cllr Best and unanimously resolved that under Finance Regulations 6.6 approval of use of a variable DD for payments to British Telecom for Broadband services be approved.

c) To approve continuation of warranty for HP printer no. 185 below

It was proposed by Cllr Wyvern Batt, seconded by Cllr Best and unanimously resolved that continuation of the warranty for HP printer, no. 185 below, be approved.

d) To resolve to approve March payments

no.	Name	cheque	Service/item	Net	VAT	Total
175	Mrs E L Thomas	103325	Laptop/projector	£760.00		£760.00
176	D A Hallam	103326	Water heater P Rooms	£103.00		£103.00
177	BT	dd	Mobile	£17.50	£3.50	£21.00
178	BT	dd	Telephone November	£18.48	£3.70	£22.18
179	BT	dd	Broadband Feb- Apr	£69.00	£13.80	£82.80
180	Domestic & General	dd	Heater Protection Policy	£51.80		£51.80
181	Domestic & General	dd	Heater Protection Policy	£51.80		£51.80
182	SSE Contracting	103329	Non-routine Maintenance	£6,389.04	£1,277.81	£7,666.85
183	e-on	dd	Electricity Streetlights January	£261.65	£52.33	£313.98
184	Martin Luck Group Ltd	103330	Stationery	£2.00	£0.40	£2.40
185	HP Care Pack Sales	103331	Post warranty service	£31.00	£6.20	£37.20
				£7,755.27	£1,357.74	£9,113.01
186	Mrs C L Macleod	103327	Salary February			
187	PO Ltd (HMR&C)		PAYE	£235.40		£235.40
			Employer's NI	£109.56		£109.56
		103328		£344.96		£344.96

188	Mrs C L Macleod	103332	Travel 18.5mils @53p	£9.80		£9.80
			Parking	£1.00		£1.00
				£10.80		£10.80
189	Mrs C L Macleod	103333	Petty cash reimbursement	£52.94	£3.00	£55.94
190	D R Treloar	103334	Caretaker salary February	£32.00		£32.00
				£8,195.97	£1,366.94	£9,562.91

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

e) To acknowledge receipts

Cemetery fees: £176

This was acknowledged.

f) Clerk to provide Bank balances

Balances as at 28 February 2014:

Current Account reconciled: £12,671.70; Tracker: £26,090.01; Petty Cash £44.06; Total including petty cash reimbursement: £38,861.71

12. FOOTPATHS

a) To resolve to accept LMP 2014 funding offer of £3,273

The SWCP figures had not yet been received. Cllr Darby said that the offer was the same as the current year's

It was proposed by Cllr Ackland, seconded by Cllr Darby and unanimously resolved that the LMP 2014 funding offer of £3,273 be accepted.

b) Cllr Darby reported that the stile on footpath 3 had been removed and the path was now much safer.

c) Cllr Best reported a problem that was actually in Germoe Parish. This to be reported to Germoe Parish Council.

13. HIGHWAYS

a) Herland Road sign unbolted – Clerk has reported

b) Cllr Coleman reported that a road island bollard has been knocked down at Ashton on the A394 and it is laying on the side of the road.

c) Cllr Ackland reported that there is still a sign unbolted at Carleen.

d) Cllr Higginson reported that a fantastic job had been done clearing the edges of the roads at Polladras, a metre has been reclaimed from the verge.

e) Cllr Best reported that past Polladras campsite there is tree debris and also at White Horse, Crowan crossroads, 100 yards on the left.

f) Cllr Wyvern Batt reported that at Jew's Lane, between Godolphin and Pengelly crossroads the road is in a very bad way.

g) Cllr Board reported that the temporary road closure 17 – 19th February, Castle Drive, Praa Sands had not taken place as advised and a notice had been erected saying it would be from 18 – 20th. Work had, in fact, been done in no time at all on only one day, 18th which obviously caused confusion for the bus company. Cllr Board had boarded a bus on 19th and told the driver that they were able to go through, which they did.

h) Cllr Best reported that the culvert at Redallon needs digging out. It is blocked and there is a lot of water there.

i) Cllr Rashleigh reported that the drain at the last bungalow in Trewithick Road, Breage is blocked with mud.

14. STREET LIGHTING

a) Cover blown from light at 3 Hendra Close - 024BA. Repair authorised by Clerk. There had also been another repair to 031BA, Prospect Row, Ashton - again authorised by the Clerk. Each of these repairs cost £80.46 + VAT.

b) Cllr Ackland had nothing further to report.

15. CEMETERY AND CLOSED GRAVEYARDS

a) To resolve to approve memorial application for the late Mrs Edith Gwendoline Want, Section 1, Row 18, Grave 333
It was proposed by Cllr Best, seconded by Cllr Coleman and unanimously resolved that the memorial application for the late Mrs Edith Gwendoline Want, Section 1, Row 18, Grave 333 be approved.

b) To resolve to amend permitted width of kerbstones to 4 inches

Cllr Best explained that the originally agreed 3 inches was not wide enough for masons to work with, thus the request to amend to 4 inch width.

It was proposed by Cllr Best, seconded by Cllr Ackland and unanimously resolved that the permitted width of kerbstones be amended from 3 to 4 inches.

c) Update on entrance to closed graveyard next to Breage House, Breage

The Clerk reported that Mark Phillips had filled the graves in the closed churchyard and he had done so using a wheelbarrow to ferry the soil from the main road. There had been no heavy machinery in there. Cllr Rashleigh thought it would be a good idea to have some gravel put there. She was reminded that it is Cornwall Council's responsibility.

Cllr Best reported that the person making the gates had had a lot of indoor work that he had been progressing in the recent bad weather. He would get on and make the gates and those to the Cemetery.

16. PRAA GREEN EROSION

Cllr Board reported that the erosion was continuing and that there had been horrendous waves into the frontage and frontage had been taken at Seameads. Housing was being affected – ahead of the time that it was thought the problem would start. The risers of the steps off the Green to the bottom have moved and need to be checked for any necessary repairs. This is a Cornwall Council responsibility. Where the wood has come away at the Common at the other end, the steps have washed away and it is a long way to get down. She added that nothing can be done about anything else. The sand is coming back up. She reported that yesterday at 4.30 p.m. the spray from the tide was over the Green and the waves were terrific. She felt the loss of land to be a tragedy.

Cllr Coleman reported that to get on the beach next to the Sandbar, the RNLI steps have gone and Hendra Beach cannot be reached, the sand having dropped some 20 feet.

Steve Schotel has a lot happening and he is away until 24th. He will get to the steps in due course. Cllr Caddick said that with Easter round the corner it would be good to get things sorted. It was agreed that it would be advisable for Cllr Keeling to meet with the Coast Protection Engineer, Steve Schotel.

17. RISK ASSESSMENT

a) Matters for discussion and updating:

(i) Purchase of fireproof cabinet for document storage

Cllr Higginson said that there is obviously a duty to keep documents in storage. He is willing to work with the Clerk to see what can be binned and what must be kept. He asked that a check be made with the Record Office. He wondered about computer backup. Cllr Board stressed that local history matters needed to be preserved. Cllr Ackland said that some documents would be needed to be kept. Cllrs Ackland and Bradford confirmed that the overflow of documents in the office was now a fire hazard and an additional cabinet was needed. **It was proposed by Cllr Ackland, seconded by Cllr Caddick and unanimously resolved that a fire protective cabinet be purchased and sited in the main meeting room.** Cllr Greenough said that in future documents could perhaps be stored electronically. **It was proposed by Cllr Greenough, seconded by Cllr Caddick and unanimously resolved that the Clerk purchase a cupboard not more than £350 in value.**

(ii) Letter to be written to Queen's Arms landlord requesting permission to still use the front of the pub as a fire assembly point and permission for wheelchair users to use pub disabled toilet if needed

The Clerk confirmed that she had spoken to Mr Davis that evening and he had agreed permission for use of the front of the pub as a fire assembly point and permission for wheelchair users to use the pub disabled toilet. There was therefore no need to send a letter.

(iii) To agree length of time between inspections in the programme for memorial safety (not more than 5 years)

It was proposed by Cllr Ackland, seconded by Cllr Best and unanimously resolved that the length of time between inspections in the programme for memorial safety be 5 years. Cllr Best said that he would carry out an inspection.

(iv) PAT testing

The Clerk had still been unable to get an electrician to agree to do the PAT testing for the office. She asked for Councillors help in the matter. Cllrs Ackland, Wyvern Batt and Higginson offered names and said that they would get the electricians to contact the Clerk.

(v) Fire Extinguisher Training

The Clerk explained that this needed to be updated. She was asked to find out the cost.

(vi) To agree length of time between Councillors' checks on: Breage, Godolphin and Praa Greens and that written reports are submitted

It was proposed by Cllr Ackland, seconded by Cllr Best and unanimously resolved the length of time between Councillors' checks on: Breage, Godolphin and Praa Greens should be once a year with written reports submitted to the Clerk.

b) To approve update of Risk Assessment

Cllr Board presented a list of furniture on Praa Green that she thought should be included in the Risk Assessment. Cllr Higginson questioned the strength of the boards used to cover the open graves after grave digging. He said that they were not as strong as scaffolding planks. It was agreed that Cllrs Ackland and Bradford and the Clerk meet again to discuss these matters and therefore the approval of the Risk Assessment be deferred until everything has been sorted.

18. GODOLPHIN PHONE BOX

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

A door surround is needed and prices were given for both an unpainted and a painted one. Perspex would be needed to replace the broken windows plus clips for the windows and paint for the rest of the box.

It was proposed by Cllr Greenough, seconded by Cllr Coleman and unanimously resolved that the painted surround be purchased and that necessary work be carried out by the Handyman.

19. WEED SPRAYING**To consider costs of weed spraying in the Parish**

Cllr Best suggested that Council wait a year, without the weed spraying and then decide what to do as there is no budget for 2014/2015. Cllr Greenough agreed that nothing had been allocated in the budget and nothing had yet been heard about the Lengthsman Scheme. **It was proposed by Cllr Greenough, seconded by Cllr Best and unanimously resolved that no action be taken over weed spraying in the Parish and the matter be monitored.**

20. THE LOCALISM AND DEVOLUTION PORTFOLIO ADVISORY COMMITTEE QUESTIONNAIRE CORNWALL COUNCIL

Submitted by Cllr Caddick

It was proposed by Cllr Ackland, seconded by Cllr Higginson and resolved with one vote against that the questionnaire completed by Cllr Caddick be forwarded. Cllr Caddick was thanked for completing the questionnaire.

21. ANNUAL REPORT**Due out in April**

The Clerk asked those Councillors she had contacted to submit their reports by the next meeting.

22. EMERGENCY LIGHTING IN PARISH ROOMS**To discuss installation of emergency lighting in Parish Rooms**

Cllr Ackland said that there were also some blanking plates needed and the two lights in the office needed replacing. The Clerk said that she would obtain quotes for the emergency light, the office lights and the blanking. Cllr Higginson said he would get the electrician he knows to also provide quotes.

23. WORLD WAR 100 YEARS COMMEMORATIONS**To discuss**

The Clerk had contacted the Schools and Churches but it appeared that nothing is yet planned for the Parish. Cllr Higginson reported that the Poppy Appeal had a campaign to adopt a fallen hero and commemorate individual soldiers by name. Cllr Coleman asked if it could be raised again at the next meeting. Cllr Caddick felt that awareness needed to be raised.

24. CALL TO MOBILISE PEOPLE POWER IN CORNWALL TO PICK UP LITTER ON CORNISH BEACHES**To discuss clean up for Praa Sands**

Cllr Board reported that the beach was clean apart from some fish netting at the eastern end. The beach is regularly policed. It was agreed to leave this matter.

25. REVIEW OF CHILDREN'S HEALTH AND WELLBEING SERVICES

Councillors were asked to let the Clerk know if they wished to be part of this.

26. CAMPAIGN TO PROTECT RURAL ENGLAND (CPRE)**To consider membership**

Cllr Wyvern Batt thought that the Parish Council should say no. Cllr Rashleigh thought it may well be useful with planning matters. **It was proposed by Cllr Coleman, seconded by Cllr Greenough and unanimously resolved that the Parish Council do not take membership of the Campaign for Rural England.**

27. LOCAL AUDIT AND ACCOUNTABILITY ACT**Openness of Local Government Bodies Draft regulations**

The matter of adequate provision for filming, should it be requested, was discussed. It was generally agreed that the 'bridge be crossed' when the time arrived.

28. REPORT FROM CLERK

- a) Trees had come down in Breage Field in the recent windy weather, the removal of which is not covered by insurance. As it had been an emergency the Clerk, under instruction from the Vice-Chairman, had asked Colin Macleod to make safe a fallen leaning tree and remove the wood. There are two other trees that need to be removed.
- b) Cllr Keeling has asked what the level of interest in mobile libraries is within the Parish. Councillors did a quick tally and there was 1 person in Godolphin, 3 in Carleen and 4 or 5 in Praa Sands. The Clerk said that people use it in Ashton. It was suggested that Godolphin Chapel might well be the place for volunteers to run a 'library'.
- c) A chance, on Friday 14 March, 9.30 a.m. to 2.00 p.m., to meet with Tony Hogg, Police and Crime Commissioner, at New County Hall. 20 minute slots are available for members of the public.
- d) The Clerk said that she was sad to announce the death of a former Councillor, Barry Nicholls and said that she would send a condolence card to Mrs Nicholls and would attend the funeral if the Chairman was unable to do so.
- e) There was lovely news that the Caretaker's mother, Mrs Beth Treloar would be 100 years old on Saturday. Mr Treloar had asked if the Chairman would go and visit her at home on the day. It was agreed that a card and a posy of flowers be purchased.

- f) Mrs Ann George, for many years a regular attendee at Parish Council meetings, had sent her apologies for not attending for a while. This was purely because the weather had been too bad for her to attend.
- g) 2 battery operated, very bright lamps had been purchased to tide over until emergency lighting is sorted. It was a BOGOF offer.
- h) Andrew George MP had asked if there were any matters that the Parish Council would like to raise regarding the capping of Parish and Town Council income. None were put forward.

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

The Clerk left the room at this point.

Breage Field

Trees

After discussion, **it was proposed by Cllr Best, seconded by Cllr Greenough and unanimously resolved that Colin Macleod's quote, to cut down two wind-blown fir trees and remove the exposed roots of the northerly tree, be accepted.**

The Clerk returned at this point.

Carleen Village Hall

Cllr Darby reported that there would be a soup and pud lunch on 21st and a Carne Cove production on 29th – for which there is a poster that she would drop into the Clerk.

Cllr Darby asked if there was any news about the Ashton Motel. Cllr Higginson said that he had spoken to Matthew Doble and had been told that there is an application in the pipeline.

Cllr Bradford said that Parishioners in Ashton had raised a possible enforcement issue with him. The Clerk would contact Enforcement.

Cllr Rashleigh spoke about the new rules regarding enforcement issues.

30. CORRESPONDENCE

Rsn – Rural opportunities bulletin February 2014

CC – Localism and Devolution Information Bulletin

CC – Shake-up of management structure

CALC – The Week issue 2

LAIS – Allotment Disposal/VAT Consultation/Local Audit and Accountability Act 2014

SLCC –News Bulletin

Ellis Whittam – Fire & Safety courses in Saltash

CC – Help storm and flood damage

CC – Support for park home residents

To note any correspondence received since the agenda was published

What's On Cornwall – Events can be listed

Rsn – News stories

NALC – Conference – Royal National Hotel, London, 26 March 2014

MEP – February Newsletter

AONB - Planning Officer Vacancy Cornwall Truro

Rsn - Seminar 12 March 2014 South Holland Centre, Spalding

What's On Cornwall - This Week

CC – ½ hour free parking 1 Mar to 20 Apr

31. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA

World War 100 years; Praa Sands Erosion; Risk Assessment; Fire Extinguisher Training.

32. TO CONFIRM THE DATE AND TIME OF NEXT MEETING ORDINARY PARISH COUNCIL MEETING TUESDAY 1 APRIL 2014 TO BE HELD IN THE PARISH ROOMS AT 7.00 P.M.

This was confirmed.

There being no further business, the meeting closed at 9.58 p.m.

BREAGE PARISH COUNCIL

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

At 7.12 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 Bolitho spoke about item 10a), Planning, PA14/01452, his application for a replacement home. He has lived there for 33 years and wanted to remain there and run his business from there. He owns the land and has interest in other developments in the local area. He felt the design to be tasteful and in keeping with the area. The neighbours have no problem with the application. Cllr Rashleigh asked if the cabin would be demolished after the new build had taken place and Mr Bolitho assured her that it would.

Mr Rayment spoke about:

1. The blocked drain at the entrance to Pengersick Farm, saying it had now been cleared.
2. He said that there was a preapp by Mr Wass for a house at Pengersick Farm.
3. He had spoken to Cllr Keeling regarding the footpath at the top of Pengersick Parc, 40, that leads to the pond at Lower Trevurvas, saying that there are 2 sets of gates at the bottom, some 4 feet wide, and tall with a handle. They are against a 6 foot post that is wobbling. He suggested that action be taken.
4. The cuts in road maintenance concerned him and he felt that Cornwall Council should not cut down on road maintenance citing the poor state of the A394 at St Johns, Helston.
5. Castle Drive car park has lost some 20 feet and he hoped that Cornwall Council would not contribute in the repair. Cllr Board added that Mr Schotel had suggested rock armouring at the bottom to make a curve there.

Public Participation ended at 7.20 p.m.