

# BREAGE PARISH COUNCIL

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21/11  
Parish Rooms  
Breage  
Helston  
TR13 9PD

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## **DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS** **BREAGE ON TUESDAY 5 APRIL 2011 AT 7.00 P.M.**

Present: Cllr J Keeling (Chairman)  
Cllr A Best  
Cllr T Coleman  
Cllr Mrs P Darby  
Cllr Mrs A Greenstreet  
Cllr Ms C Rashleigh  
Cllr P Shrimpton  
Cllr Mrs R Wyvern Batt

Mrs C Macleod (Clerk)  
10 Members of the Public

The Chairman welcomed everyone.

### **1. FIRE EVACUATION PROCEDURE**

The Clerk read out the Fire Evacuation Procedure.

### **2. TO NOTE APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Ackland as he was unwell and from the Police who were unable to attend.

### **3. DECLARATIONS OF INTEREST**

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

#### **a) in respect of any items on this agenda**

Cllr Wyvern Batt declared a personal and prejudicial interest in item 11, Planning, PA11/02047 as she lives and works at the property. The Clerk declared personal and prejudicial interest in items 32, Clerk's Contract/Job Descriptions and item 33, Clerk's Review/Update of Salary Point .

#### **b) in respect of gifts of a value of more than £25**

There were none.

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

Nothing was reported

### **4. TO CONFIRM THE MINUTES OF THE ORDINARY MEETING ON 1 MARCH 2011**

**It was proposed by Cllr Keeling, seconded by Cllr Rashleigh and unanimously resolved with one abstention, that, with 2 amendments, the minutes of the Ordinary Meeting held on 1 March 2011 be signed as a true and correct record.**

The amendments were page 16/11, item 11, Footpaths, d) paragraph 3, line 1 replace 'dies' with 'died' and page 18/11, item 18, CALC, a) line 10 of report, replace 'Hoses' with 'Houses'.

### **5. COUNCILLOR RESIGNATION**

#### **a) To acknowledge Cllr Greenough's resignation**

The Chairman read out the letter of resignation received from Cllr Greenough in which he explains that he and his wife will be moving out of Cornwall and that he therefore does not feel that he should be making decisions on Parish matters.

The Chairman told the meeting that he would reply to Cllr Greenough on the Council's behalf.

#### **b) To appoint An Affordable Housing Councillor to replace Cllr Greenough**

**Cllr Best, volunteering to stand as Affordable Housing Councillor, was seconded by Cllr Wyvern Batt and unanimously elected.**

#### **c) To appoint an Accounts Team Councillor to replace Cllr Greenough**

**Cllr Best, volunteering to stand as an Accounts Team Councillor, was seconded by Cllr Coleman and unanimously elected.**

## 6. NETWORK COUNCILLOR AND RESERVE APPOINTMENTS

### a) To appoint a Network Councillor to replace Cllr Shrimpton

Cllr Shrimpton explained that family commitments and the fact that meetings were being held on Wednesdays had made it impossible for him to attend meetings and therefore to continue as Network Councillor.

**Cllr Greenstreet, volunteering to stand was seconded by Cllr Keeling and unanimously elected**

### b) To appoint a Deputy Network Councillor to replace Mark Phillips

**Cllr Rashleigh, volunteering to stand, was seconded by Cllr Keeling and unanimously elected.**

## 7. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements.

## 8. POLICE REPORT

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

The Clerk read the following report that had been received:

'Please accept our apologies for not attending the meeting.

'There have been 6 crimes reported in March: a Burglary in Breage where suspects are due to be interviewed; a Theft of gas bottles from Praa Sands; Fraud in Breage, offenders arrested; Assault in Praa Sands, offender arrested; Theft of oil in Breage and Theft of metal gates, also in Breage.

'This compares to 9 crimes for the same period last year.

'Heating oil thefts are still on the increase, and I would urge everyone to take steps to secure their tanks. So far the vast majority of thefts have been from insecure oil tanks.'

## 9. PUBLIC PARTICIPATION

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

Public Participation took place here from 7.15 to 7.30 p.m.

## 10. REPORT FROM CORNWALL COUNCILLOR

Cllr Keeling gave the following report:

'A busy month with numerous meetings and engagements; but the following I have singled out as a few of note:

'Bad news about the Isles of Scilly sea link with the Cornish Mainland and unfortunately, despite the Minister Norman Baker reconfirming conditional approval for the scheme in December, it has now been decided not to provide funding support for the Route Partnership project.

'Cornwall Council recognises the importance of the sea link; however as the link has been designated as a "lifeline service", it is ultimately the responsibility of the Government and not the Council to ensure that it is maintained.

'The then Cornwall County Council was asked by the Government in 2002 to lead the bid to improve the harbours at St Mary's and Penzance and a new vessel as the Council of the Isles of Scilly was unable to make a formal bid to the Department for Transport as it is not a transport authority.

'Since then the Council has worked with the other members of the Route Partnership to develop a cost effective scheme which meets these aims and secure the necessary funding. This included reducing the costs by £26 million and the Council agreeing to borrow an additional £5 million to increase the amount of local funding available for the scheme on March 16

'Stadium for Cornwall.

'A petition with some 11,000 signatures supporting the stadium was submitted to county hall with general support from others throughout Cornwall. The proposal is not without its critics at this time of financial uncertainty. A commitment of £120K from within the existing corporate match funding budget was approved by the cabinet last month to continue to progress the project I would not be in favour about committing more public money to this project without some reassurance that additional partners will come forward with the financial clout to make this project a total success.

'Other matters and issues have included:

'Office accommodation rationalisation programme; including refurbishment of NCH and Dolcoath. 78 offices being reduced to about 30 with redundant properties up for sale and maintenance costs reducing dramatically. 450K saved so far and 4m of capital receipts in the bag.

'Equality and Diversity training ensuring that this is embedded into the culture of the Unitary authority.

'Beach management strategy for Cornwall Council owned beach – the draft strategy concentrates on activities such as cleansing, community engagement, environmental management, signage and the management of demand and usage. The strategy does not take account of the beach safety aspect of beach management. Given the importance of beaches to Cornwall, the draft strategy identifies areas of work which should be undertaken by the Council, backed up through the development of partnerships involving community as well as voluntary and statutory organisations. I am pleased to say that Praa Sands has been singled out for a pilot scheme and I will be in touch with local groups of volunteers once I have details of the pilot scheme.

'Solar Farms. Feed-in Tariffs for larger scale solar-produced electricity (Over-50kW solar)

### **'Reduced tariffs for over-50kW solar**

'Proposals to reduce the financial support available to larger scale solar-produced electricity have been published by the Government as part of plans to protect financial support for homes, communities and small businesses. The consultation follows the launch in February of a fast-track review into how the Feed-in Tariffs (FITs) work for solar photovoltaic (PV) over 50 kW after evidence showing that there could already be 169 MW of large scale solar capacity in the planning system - equivalent to funding solar panels on the roofs of around 50,000 homes if tariffs are left unchanged.

'Such projects could potentially soak up the subsidy that would otherwise go to smaller renewable schemes or other technologies such as wind, hydro and anaerobic digestion. The Government is therefore proposing reducing the support for all new PV installations larger than microgeneration size (50kW) and stand alone installations. The new proposed rates are:

- 19p/kWh for 50kW to 150kW
- 15p/kWh for 150kW to 250kW
- 8.5p/kWh for 250kW to 5MW and stand-alone installations

These compare with the tariffs that would otherwise apply from 1 April of:

- 32.9p/kWh for 10kw to 100kw
- 30.7/kWh for 100kw to 5MW and stand-alone installations'

## **11. PLANNING**

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

**PA11/01389 – Haulfryn Group Ltd – Haulfryn Praa Sands Golf and Country Club, Praa Sands, PENZANCE**

Application for variation of condition 3 of PA08/01823/F to allow use of the facilities building by members of Praa Sands golf club and to allow all year round use of the facilities building

A letter received from Mrs J Anthony was read to the meeting as she had requested:

*'With regard to this application I would like to draw the attention of the Parish Council to the FULL wording of Condition 3 of the original decision notice (PA08/01823F) that this application is seeking to vary.*

*'You will see from the attached copy of the decision notice that there is a second and very important paragraph that would still be very relevant if the condition is varied under this application. This paragraph gives the reason for the condition and emphasises that the planning authority will retain control over the development and that the facility **"shall be used only for purposes incidental to the primary use of the site as a holiday park..."***

*'Whilst the variation appears innocent enough, without that control there is a very real threat to the community and environment of Praa Sands and it is vital that this control is maintained and not lost in the mists of time with variations such as this. At the Licensing hearing on 5 August 2009 Haulfryn applied for a premises licence for, amongst other things, live indoor and **live outdoor music** between the hours of 10 a.m. and midnight. In response to questions from the Committee Haulfryn's legal representative confirmed that it was Haulfryn's intention to hold functions that would be unconnected with the primary use of the site as a holiday park – e.g. weddings, parties, functions, etc. Frustrated by the overwhelming opposition and evidence produced that this would cause unacceptable nuisance and that the proposed 'unconnected' use was outside of the permitted use for the site, the legal representative made the statement that the application **"was not about the preservation of complete tranquillity of Praa Sands"**.*

*'The outdoor music was refused and indoor music only allowed if all windows and doors are kept closed. Haulfryn did not appeal the decision, so we have no doubt that in time they will apply for a variation to that Licence now that the process for varying licences has been relaxed.*

*'This gives us no confidence at all that the site will be properly controlled without the continued application of the FULL condition and I therefore request that should you decide to support this application that this support be subject to the second paragraph (reason for the condition) remaining unchanged, in the Condition.'*

After discussion Councillors agreed that the variation would benefit both the general public and the staff, who would be employed all year.

Cllr Rashleigh commented that the Condition referred to by Mrs Anthony should be included.

Cllr Best picked up on Mrs Board's question of adequate parking and asked that this matter be raised with Planning.

**It was proposed by Cllr Best, seconded by Cllr Shrimton and resolved by 4 votes to 3 to support the application subject to the full wording of the second paragraph of Condition 3 of the original decision notice (PA08/01823F) being retained and applied to this application:**

**'Reason: To enable the local planning authority to retain control over the development and to ensure that the facility serves the holiday park and is not operated as a separate unrelated commercial venture.'**

**Councillors asked for their worries over car parking facilities to be expressed to Planning and made recommendation that it be ensured that adequate parking is provided for golfing functions.**

**Amended PA10/05577 - Mr W Giddings - Sea Acres, Castle Drive, Praa Sands, PENZANCE, Cornwall TR20 9TG**

Construction of 2 dwellings and associated works

Councillors agreed that the application be supported subject to the four conditions listed by Mrs Anthony during public participation being attached to any approval.

**It was proposed by Cllr Coleman, seconded by Cllr Best and unanimously resolved to support the application subject to the following conditions being attached to any approval:**

1. A condition that the reserved matters scheme in due course (appearance and landscaping are reserved matters in the application) should exclude any windows within the north facing elevation, either within the wall or roof, other than an obscure bathroom window with top openers.
2. A condition removing Class A pd rights (otherwise the building could subsequently be extended to the rear by 4 metres and windows could be inserted in the side wall);
3. A condition removing Class B pd rights (otherwise dormers or other forms of window could be inserted in the north facing roof plane);
4. A condition removing E pd rights (otherwise outbuildings could be placed immediately to the rear of the dwelling and impact on neighbours amenity/outlook).

PA11/01037 – Mrs D Richards – Melbrae, Pengersick Lane, Praa Sands, PENZANCE

Construction of a conservatory

**It was proposed by Cllr Wyvern Batt, seconded by Cllr Greenstreet and unanimously resolved that the application be supported.**

PA11/01357 - Mrs D Brittain - Breage Crest Farm, Trewithick Road, Breage, Helston, Cornwall TR13 9PZ

Erection of a timber chalet for business purposes

Cllr Rashleigh had spoken to Mrs Brittain and felt this to be a very worthwhile provision in support for cancer sufferers, with the provision of aromatherapy, reflexology, a hairdressing salon and the facility to try on wigs.

**It was proposed by Cllr Rashleigh, seconded by Cllr Best and unanimously resolved that the application be supported.**

PA11/01696 - Ms Sarah Hickson - Land Adj. Lillipit Cottage, Carnmeal, Breage, Cornwall TR13 9NL

Construction of agricultural building

It was noted that no reason was given in the Design and Access Statement for this agricultural building. **It was proposed by Cllr Keeling, seconded by Cllr Greenstreet and unanimously resolved that no comment be made and that more information be requested about the reason for the agricultural building.**

PA11/01277 - Mrs J Cruse – 11 & 12 Clipper Cove, Castle Drive, Praa Sands, PENZANCE

Installation of velux windows

**It was proposed by Cllr Best, seconded by Cllr Wyvern Batt and unanimously resolved that the application be supported.**

PA11/01968 – Mr & Mrs F Old – Crava Farm, Ashton, HELSTON, Cornwall

Conversion of redundant barns into one four-bedroom dwelling and one two-bedroom dwelling and construction of single storey link extension

It was agreed that the barns were right for conversion and support was given for the principle of the development that was felt to be sound. It was agreed that there were still access issues that needed clarification.

**It was proposed by Cllr Coleman, seconded by Cllr Best and unanimously resolved that support be given for the principle of the development but that the following access issues be raised with the Planning Officer: Nigel Jewell has confirmed that Water Lane is a Bridleway and that the matter has been addressed in a covering letter. Breage Parish Council requests sight of this letter?**

**While it was agreed that the present arrangement of a one-way system is a matter of pure safety, the Parish Council requests that further information be sought from Countryside Access regarding the right to use Bridleway 71 for vehicular traffic.**

**Council also asks whether the applicants have progressed a modification order to the Bridleway. If so, what is the conclusion and legal advice and could the arrangement be formalised via a planning condition?**

**It was also asked that passing places for cars and horses be installed.**

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

PA11/02047 – Mr P Rogers – Pengelly Barton, Pengelly Cross, Breage, HELSTON

Erection of a dwelling and installation of septic tank

Mr Rogers, who was asked by the Chairman to speak, explained to Council that 4 years ago building was due to begin when the architect died. Mr Rogers is at present living off site and using the back room of his parents' house for an office and meeting room. It was essential for him and his family to be located at the farm. Cllr Keeling asked about the footpath that runs by the place and Mr Rogers assured him that this would in no way be compromised,

**It was proposed by Cllr Keeling, seconded by Cllr Best and unanimously resolved by voting Councillors that the application be supported.**

Cllr Wyvern Batt returned.

**b) TO CONSIDER ADDITIONAL PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON FRIDAY 1 APRIL 2011**

PA10/07567 Amended – Mr Steve Whittingham – Riverside Bungalow, Noonvares Lane, Townshend, HAYLE, Cornwall TR27 6AS

Demolition of mundic block bungalow and construction of replacement dwelling with double garage

**It was proposed by Cllr Rashleigh, seconded by Cllr Wyvern Batt and unanimously resolved that the application be supported.**

c) **TO RECEIVE GRANTS OF CONDITIONAL PLANNING PERMISSION FROM CORNWALL COUNCIL**

PA11/00519 - Miss K Doyle – Godolphin, Godolphin Estate, Godolphin Cross, HELSTON, Cornwall

Felling of one ash tree, one beech tree and one sycamore tree and crown lift of four beech trees

PA11/00434 - Mr C Trerice - 3 Forth Vean, Godolphin Cross, HELSTON, Cornwall TR13 9RH

Works to trees

PA10/08501 - Mr D Newberry – Bodeeve, Sydney Cove, Praa Sands, Penzance, Cornwall

Erection of a replacement dwelling

PA11/01094 - Mr R Spall - 2 Fore Street, Ashton, Helston, Cornwall, TR13 9RN

Two storey extension, porch extension and alterations to dwelling

PA10/08406 - Mr N Normington - Grankim Farm, Carnmeal, Breage, Helston, Cornwall TR13 9NL

Conversion of redundant cowshed into two bedroom holiday accommodation and for use as ancillary accommodation to Grankim Farm, including replacement of existing conservatory, minor exterior alterations and related car parking

PA10/04583 – Mr & Mrs Blowers – The Godolphin Arms, Godolphin Cross, HELSTON, Cornwall

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

d) **TO RECEIVE GRANTS OF LISTED BUILDING CONSENT FROM CORNWALL COUNCIL**

PA10/06484 – Mr & Mrs Blowers – The Godolphin Arms, Godolphin Cross, HELSTON, Cornwall

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

e) **CORNWALL & ISLES OF SCILLY SHORELINE MANAGEMENT PLAN**

Update due 1 April 2011

This update had not yet been received and therefore no discussion took place.

## 12. FINANCE

### a) To resolve to approve Payments up to 31 March 2011

Payments to 31 March 2011

no.	Name	cheque	Service/item	Net	VAT	Total
97	RTS	102892	Invoice 16	£60.00	£12.00	£72.00
98	Fire Crest Fire Protection	102894	Extinguisher training x 3 deposit	£127.50	£25.50	£153.00
99	Fire Crest Fire Protection	102895	Extinguisher training balance	£127.50	£25.50	£153.00
100	R W Beard	102898	1 cut Cemetery/B&G greens/Field	£180.00		£180.00
101	South West Water	dd	Water Parish Rooms	£11.03		£11.03
102	South West Water	dd	Water Cemetery	£9.35		£9.35
103	SSE Contracting	102899	Non-routine repairs Street lights	£4,303.76	£860.75	£5,164.51
104	R M & S J Jones	102906	Waste disposal	£140.00	£28.00	£168.00
105	Stephen Babbage	102907	Repair Carleen Bus shelter	£66.00		£66.00
106	EDF Energy	dd	Electricity Parish Rooms	£612.15	£19.19	£631.34
107	SSE Contracting	102908	Routine maintenance Street lights	£151.01	£30.20	£181.21
				<b>£5,788.30</b>	<b>£1,001.14</b>	<b>£6,789.44</b>
	Mrs C L Macleod	102896	Salary March			
		102897	PAYE	£171.80		£171.80
	PO Ltd (HMR&C)	102897	Employer's NI	£117.49		£117.49
				<b>£289.29</b>		<b>£289.29</b>
	Mrs C L Macleod	102900	Travel 27mls@53p parking	£14.31		£14.31
				£1.00		£1.00
				<b>£15.31</b>		<b>£15.31</b>
	Mrs C L Macleod	102901	Petty Cash reimbursement	<b>£71.45</b>		<b>£71.45</b>
	R Treloar	102905	Caretaker honorarium	<b>£25.00</b>		<b>£25.00</b>
				<b>£6,235.30</b>	<b>£1,001.14</b>	<b>£7,236.44</b>

The Clerk explained that the Accounts Team had permitted two additional payments that need to be included in the 2010/2011 Accounts. These are listed as 108 and 109 above and the new totals are shown above. Cllr Shrimpton confirmed that he had checked the payments and the additions. **It was proposed by Cllr Shrimpton, seconded by Cllr Keeling and unanimously resolved that the payments as listed above be passed for payment.**

**b) To resolve to approve April payments**

1	Came & Co	102893	Insurance	£1,012.57	£1,012.57
2	Cornwall Council	102902	Rates Parish Rooms	£294.44	£294.44
3	Cornwall Council	102903	Rates Cemetery Outside light Parish	£74.61	£74.61
4	D Hallam	102910	Rooms	£120.00	£120.00
				<b>£1,501.62</b>	<b>£1,501.62</b>

The Clerk advised that the cheque number for invoice 4 in the April payments was 102910 and not 102906 as listed. Cllr Shrimpton confirmed that he had checked the April payments. **It was proposed by Cllr Shrimpton, seconded by Cllr Keeling and unanimously resolved that the April payments as listed above be passed for payment.**

**c) To acknowledge receipts up to 31 March 2011**

**Admin £5.75; Donations £12.73; LMP £286.40; VAT claim £1,695.60**

The Clerk explained that the LMP payment and VAT claim had not yet been received but need to be included in the 2010/2011 Accounts.

**d) Clerk to provide Bank balances as at 31 March 2011**

These balances include the March payments and receipts as shown above. Current: £5,211.20; Tracker: £7,024.65; Petty Cash: Including reimbursement £100. Total £12,335.85.

**13. FOOTPATHS****a) Final LMP claim was £286.40**

Cllr Darby confirmed that all the LMP money and a little more had been used this year.

**14. HIGHWAYS****a) To confirm placing of nameplate Pellor Road Breage**

Cllr Shrimpton confirmed that this has now been sorted and that the sign would be reinstated in a much more appropriate place.

**15. STREET LIGHTING**

The Clerk confirmed that all non-routine repairs for 2010/2011 had been completed.

**16. CEMETERY/CLOSED GRAVEYARDS****a) To review Cemetery fees**

**It was proposed by Cllr Keeling, seconded by Cllr Shrimpton and unanimously resolved that the current fees remain unaltered at this time.**

**b) To agree price of a memorial: flat stone length and width of grave sunk into grass**

**It was proposed by Cllr Keeling, seconded by Cllr Shrimpton and unanimously resolved that a fee of £100 be charged for a flat stone, the length and width of the grave, sunk into grass.**

**c) To approve memorial for Mrs Waite**

**It was proposed by Cllr Keeling, seconded by Cllr Shrimpton and unanimously resolved that the proposed memorial for Mrs Waite be approved.**

**d) To arrange for purchase and planting of box hedging round cremated remains area**

Cllrs Shrimpton, Keeling, Darby, Wyvern Batt and Greenstreet volunteered to help with d). Cllr Rashleigh spoke about Box blight and said that care should be taken over selection of box plants. Cllr Wyvern Batt felt that local businesses like the Badger Nurseries at Greatwork should be supported. **It was proposed by Cllr Keeling, seconded by Cllr Best and unanimously resolved that purchase and planting of box hedging be arranged by the group of volunteers.** The Clerk advised that the present fence needed to be removed and that larger plants be bought.

**e) To arrange for purchase and planting of shrubs**

**It was proposed by Cllr Keeling, seconded by Cllr Shrimpton and unanimously resolved that this item be deferred until the Chairman has had occasion to look at the area and confer with Cllr Greenstreet.**

**f) To discuss wood preserving treatment for cemetery fence**

**It was proposed by Cllr Keeling, seconded by Cllr Greenstreet and unanimously resolved that preserving fluid be purchased from B&Q and the fence be looked at by the volunteers to see if it was necessary for the Handyman to do the work.**

**17. PRAA SANDS**

Cllr Keeling had still to speak with Steve Shotel about the replacement of the broken fence on the Green. He said that he would contact Cornwall Council about the additional waste bins that would be needed during the holiday season.

**18. STRATEGIES/POLICY AND PROCEDURE/STATEMENT OF INTENT****To resolve to adopt the following:**

These documents had previously been circulated to Councillors.

- a) Breage Parish Council Community Engagement Strategy  
**It was proposed by Cllr Keeling, seconded by Cllr Shrimpton and unanimously resolved that the Breage Parish Council Community Engagement Strategy be adopted.**
- b) Breage Parish Council Grants Policy and Procedure  
Cllr Best confirmed with the Clerk that people groups who apply for the grant have their own constitutions. This is stated on the application form. **It was proposed by Cllr Best, seconded by Cllr Greenstreet and unanimously resolved that the Breage Parish Council Grants Policy and Procedure be adopted.**
- c) Breage Parish Council Local Democracy and Citizenship Strategy  
**It was proposed by Cllr Rashleigh, seconded by Cllr Coleman and unanimously resolved that the Breage Parish Council Local Democracy and Citizenship Strategy be adopted.**
- d) Breage Parish Council Statement of Intent on Training  
**It was proposed by Cllr Keeling, seconded by Cllr Shrimpton and unanimously resolved that the Breage Parish Council Statement of Intent on Training be adopted.**

**19. ANNUAL REPORT**

To approve final draft of Annual Report

It was asked if Councillors phone numbers should be included but some Councillors did not wish for this to be so.

**It was proposed by Cllr Keeling, seconded by Cllr Best and unanimously resolved to approve the Annual Report 2010/2011.**

**20. CORNWALL COUNCIL**

Planning Future Cornwall Core Strategy – options consultation paper comments by 28 April

Cllr Keeling read out a comment that he felt could be made on behalf of the Council but there was objection to it. Some Councillors were supportive. It was felt by one Councillor that the suggestions for development of employment were not linked to the development of roads, etc.

**It was proposed by Cllr Wyvern Batt, seconded by Cllr Rashleigh and unanimously resolved that the Council make no comment at this time and that Councillors should submit their own comments.**

**21. BUS SHELTERS**

Another pane of glass has been broken in Carleen bus shelter

The clerk reported that the panel had been replaced. Discussion followed and some Councillors felt that panels should not be replaced in future, just made safe.

**22. HELSTON AND LIZARD NETWORK PANEL**

- a) Report on meeting on 16 February - Affordable Housing

Cllr Keeling said that the meeting was not well attended and that many issues had been raised.

- b) Following the Community Network Panel meeting held on Wednesday 16 March there was some discussion regarding the future of the Panel and frequency of meetings etc.

1. Please confirm your preference for the date of the next meeting to be held in May – 11, 18 or 25 May?

**It was proposed by Cllr Shrimpton, seconded by Cllr Keeling and unanimously resolved that the Council's preferred date for the next Network meeting is 25 May.**

2. Would you prefer the current arrangement of bi-monthly meetings, or for the meetings to change to quarterly or six monthly?

**It was proposed by Cllr Shrimpton, seconded by Cllr Keeling and unanimously resolved that the Council would prefer 6 monthly meetings.**

3. Would you support a change in name of the Community Network from 'Helston & The Lizard' to 'Helston & The Lizard Peninsula'? Responses by **Friday 8 April**.

It was felt that the name was more inclusive. **It was proposed by Cllr Shrimpton, seconded by Cllr Keeling and unanimously resolved to support the change of name from 'Helston & The Lizard' to 'Helston & The Lizard Peninsula'.**

**23. REPORTS ON TRAINING SESSIONS**

Cllr Rashleigh reported that the Trees and Hedgerows training had been very good but that paperwork still had to be received. She asked the Clerk to check this. Cllr Greenstreet agreed that it had been a very worthwhile training session and that she had enjoyed it.

Cllr Shrimpton said that he would prepare a proper report for the next meeting on the training sessions he had attended.

## 24. CORNWALL COUNTRYSIDE ACCESS FORUM ANNUAL RECRUITMENT

Volunteers requested to join the Forum as there are 7 vacancies  
The Chairman asked that anyone interested please contact the Clerk.

## 25. FUEL POVERTY REVIEW

An independent review of the fuel poverty is taking place. Local councils concerned about fuel poverty and with views on how this impacts on residents and whether it needs to be distinguished from poverty in general might wish to feed their views into the review by 6 June 2011

Cllr Rashleigh explained that she is a Pensioner and that in November she had paid £184 for 500 litres of oil but two weeks ago she had had to pay £316 for the same amount. She said that one was not permitted to purchase smaller quantities of oil. It was agreed that Councillors should look out for folk in the Parish who are experiencing difficulties and listen to their views.

## 26. REPORT FROM CLERK

- a) The Clerk reported that there had been an overflow from the water meter and that SW Water had fitted a new meter a few hours after she had reported it. The old meter had split.
- b) Roy Treloar has asked if some of the Christmas lights could be stored behind the building here. **It was proposed by Cllr Keeling, seconded by Cllr Shrimpton and unanimously resolved that as long as it was realised by Mr Treloar that lights were stored at it his own risk he would be permitted to store a small amount of lights.**
- c) Fire Extinguisher Training has been booked for Cllrs Shrimpton and Wyvern Batt and the Clerk for 26 May 2011.
- d) The cess pit has been emptied because of an overflow due to a blockage.
- e) ROSPA Inspection of play equipment will take place this month.
- f) Councillor advert for Pete Greenough's vacancy has been received and will be advertised from 11 April.
- g) A letter of thanks has been sent to Sarah Tresidder.
- h) The Clerk read out a reply from Sainsbury's about the cessation of recycling facilities at their Supermarket.
- i) There has been no reply from Cornwall Council regarding toilets at Praa Sands and the Parish Council's suggestion that Cornwall Council consider business plan between themselves and the businesses in Praa Sands and possibly the Parish Council. Cllr Keeling advised that this will be the subject of a working group.

## 27. MEMBERS' REPORTS TO THE COUNCIL AND REPORTS FROM OUTSIDE BODIES

### Carleen Village Hall

Cllr Darby reported that the Carne Cove play was very successful and that there will be another at the end of May. She remarked on the charge that would have been for theatre tickets. There will be a Quiz night on 16<sup>th</sup> April and a Flea Market on 30<sup>th</sup>. This date has been changed so that the Flea Market does not clash with Flora Day.

### Ashton Village Committee

Cllr Coleman reported that there would be a Street party in Ashton to celebrate the Royal Wedding Day on 29<sup>th</sup> April. There party will be held at the rear of the Lion and Lamb and there will be a band. People attending are asked to bring a plate of food. A three-day beer festival is being held at the pub in conjunction with this.

Cllr Best reported that Ben Brittain had broken his ankle in the Breage Playing Field. He said that Highways have cleaned the ditches quite well but Mr Champion's hedges have not yet been trimmed. The Chairman agreed to speak to Andy James and asked Cllr Best to supply the full name and address of Mr Champion. Cllr Best expressed consternation that Cllr Keeling had not previously raised the matter.

### Breage Playing Field

To discuss the possibility of Handyman carrying out knotweed treatment in the playing field

The Clerk read out the following, received from Adam Chell in reply to her query about the cost of the treatment:

*'The cost for training, assessment and certification in pesticide use would be £390. A knapsack sprayer costs about £90. This will allow the licensee to purchase and apply industrial herbicide.*

*'However, garden herbicide, purchased from any garden centre, could be used to good effect on site such as this as minimal re-growth is evident. This requires no formal training. The active ingredient is the same as that of industrial herbicide; it is just present at a lower concentration. I hope this information is useful'.*

Cllr Rashleigh felt that it would not be right to carry out the work using the cheaper alternative. Cllr Best explained that the concentration could be strengthened by increasing the quantity used. Councillors did not find it possible to reach agreement and the Chairman directed that the meeting move on. He agreed to contact adam Chell.

## 28. CORRESPONDENCE

Mr T Darby – report on Joinery Course

Relay for Life – Posters

CC – Public Waste Consultation details

CALC – The Week issue 28

LAIS- Various updates

CALC – Parish Councillors and Clerks Skills Day – Shire House Suite, Bodmin Town Council, 18 June 2011, 10 a.m. – 4 p.m.

PLEASE INFORM THE CLERK IF YOU WISH TO ATTEND



CC – Alternative Voting referendum notice  
 CC – Town and Parish Council Newsletter February 2011 – Edition 20  
 CC – West Sub-Area Planning Committee Agendas  
 Open Spaces Society – magazine Spring 2011  
 Komplan – Playground Funding Support Service  
 Carleen Village Hall – Letter of thanks re: grant

**To note any correspondence received since the agenda was published**

Mrs Board – Re: erosion Praa Sands –see Planning CAIS Advisory Group

CC – Salt bins consultation response due by 6 May 2011

1. Respond to letter of 13 August 2010 if not done so
2. Provide any further comments

**Council had previously replied no to this and had no further comment to make.**

CALC – The week issue 29

1. Must be registered for PAYE
2. New mileage Allowance 45p from 6 April 2011
3. S137 limit raised to £6.44 from 1 April 2011

LAIS – various

CRCC – Community Planning newsletter

**29. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA**

There were no items.

**30. TO CONFIRM THE DATE AND TIME OF NEXT MEETING**

**ANNUAL PARISH MEETING TUESDAY 3 MAY 2011 at 6.30 p.m. followed by ANNUAL PARISH COUNCIL MEETING**

Members are asked to please come with nominations for Chairman

**31. EXCLUSION OF PRESS AND PUBLIC**

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

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

The Clerk left the meeting at this point.

**32. CLERK'S CONTRACT/JOB DESCRIPTIONS**

- a) To approve Clerk's job descriptions
- b) To approve and sign Clerk's contract

**It was proposed by Cllr Greenstreet, seconded by Cllr Coleman and resolved:**

1. to approve the Clerk's job descriptions
2. to approve and sign the Clerk's contract and
3. to approve the formation of a Parish Employment Working group to consist of Cllrs Keeling and Shrimpton.

**33. CLERK'S REVIEW/UPDATE OF SALARY POINT**

**It was proposed by Cllr Shrimpton seconded by Cllr Keeling and resolved that an overview of the Clerk's performance over the previous year had been outstanding and accordingly the Clerk's hourly rate be increased by one spinal column point to SCP 21 from 1 May 2011.**

**It was proposed by Cllr Shrimpton, seconded by Cllr Wyvern Batt and resolved that an appraisal system be developed and employed to assess and appraise the performance of the Clerk employed by Breage Parish Council.**

The Chairman will write to the Clerk to confirm the above.

There being no further business, the meeting closed at 9.50 p.m.

# BREAGE PARISH COUNCIL

## DRAFT MINUTES OF PUBLIC PARTICIPATION DURING THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON TUESDAY 5 APRIL 2011 IN THE PARISH ROOMS BREAGE AT 7.00 P.M.

At 7.15 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.

Mrs Board read the following letter:

*'I have written to you concerning future erosion at Praa Sands. Ref to: climate change and rise in sea level. The Cornwall, Isles of Scilly Advisory Group report, and a Planning Officer – in regard to a Planning Application and his interpretation in regard to future erosion: which I hope will be considered by you in Planning tonight – if you consider his interpretation to be yours in the light of your understanding of the loss of land that may be incurred, or otherwise.*

*'On agenda: Haulfryn, Praa Sands Golf and Country Club – variation of condition 3 PA08/01823/F – to allow use of the facilities building by members of Praa Sands Golf Club – to allow all year round use of the facilities building.*

*'I have looked at the plans, etc.*

*'1.03 Introduction for upgrading facilities PA08/01823/F but please remember Sewage Treatment works NR/10/00042/WAS had conditions attached to the consent. Although works have proceeded; have conditions been met and discharge approved?*

*'The Golf Club: transfer of such facilities – not within the application: i.e. ADDITIONAL*

*'Surely that should be resolved before further expansion and use.*

*'11 month occupation of holiday homes: some owners no doubt members of the clubs indoors – but oh dear, Jan-Feb meant to be away from the site; it closed and golf clubs indoors. It could mean further pushing to all year occupancy.*

*'It noted Location plan: not one 11 month occupancy caravan sited!*

*'All occupants and those of caravans not yet sited but planned by Haulfryn have access to the Leisure Centre car park: it was not designed for Golf Club members and Competition guests' needs. Parking spaces: are they adequate?*

*'P.2. The way in: by access; bottom site.*

*'The Leisure Centre is on the top site. 'Atlantic Rise' which previously was accessed by Pengersick Lane near the top.*

*'Now it appears: all the traffic flow from the bottom – by near residential properties accessing 'THE DUNES' to flow through.*

*'What about 'the Dunes' occupants – no doubt Summer: a lot of children – families come, to get away from noise, smell – but heat – windows open.*

*'A map from the office illustrates access road through the caravans – surely a matter Public Health and Safety; Re; children playing as frontages open plan.*

*'Do the licences for the Golf Club & Leisure Centre entertainment correspond?*

*'Access SAFER: TOP SITE; TO LEISURE CENTRE for Golf Club.*

*'AMENDED PLANS: SEA ACRES, CASTLE DRIVE PA10/05577*

*'The Density: the same although concession move east plot 2.*

*'It is still unneighbourly –*

*'There was objection to the swimming pool and garage in 1982 – It went to APPEAL and acceptable: it follows that replacement by a 1 storey bungalow: acceptable.*

*'Sea Acres built with access Castle Drive: and west extended dormer bungalow, Midhurst. It has been replaced by Nablus.*

*'The proposal Plot 1 therefore height acceptable.*

*'Noting that recent bungalows built Castle Drive: two west- bungalow, 1 storey height and one east bungalow, 1 storey height - that Planning has favoured single storey on this frontage, where most Public access Praa Sands.'*

The Chairman advised that he is seeking an informal visit with Haulfryns to see that the sewerage plans are properly in place; that the flooding issue is being dealt with by the Environment Agency; that he felt that the Golf Club access seemed sensible and that the condition re: the Golf Club would be discussed under Planning.

The Chairman further advised that no update has been received from the C&IAG and that any applications that are approved will have conditions attached re. cliff-top stability before work commences.

Mr Darby had enjoyed the joinery course he had attended. He had written a report for the Council regarding this, (see Correspondence). He felt that not many Councillors would have benefitted from the course but he had really enjoyed it.

Mrs Anthony had written to Cllr Keeling and copied the letter to the Council on 20 March 2011 re: Planning Application PA10/05577 (Amended):

*'Further to the last Parish Council meeting on 1 March 2011, when I updated the Council on this application, as confirmed at that meeting we are now writing to outline the situation and to request your continued support.*

*'At 7 December Parish council meeting the Council continued to oppose this application and the architect who was present at the meeting agreed to listen to our concerns. Since that meeting the issues we have with the proposals have been put to the architect and he has come back with amended plans. The amendment in effect re-sites Plot 2 (the plot affecting our privacy and amenity) 7.9 metres to the east, which is an improvement and we have indicated that on the basis of this we are prepared to remove our objection, BUT SUBJECT to there also being conditions imposed to ensure that our privacy and visual amenity is protected – i.e. to exclude overlooking windows on the northern elevation and to ensure that extensions*

2.

and/or outbuildings cannot be sited at the rear of the building which could revert the development to a form that would nullify the benefit of the re-siting of plot 2 to the east.

*'The Conditions that we believe are appropriate and form the condition of the removal of our objection, are:*

- 1. A condition that the reserved matters scheme in due course – appearance and landscaping are reserved matters in this application- should exclude any windows within the north facing elevation, either within the wall or roof;*
- 2. A condition removing Class A pd rights (since, otherwise the building could subsequently be extended to the rear by 4 metres and windows could be inserted in the side wall);*
- 3. A condition removing Class B pd rights (since, otherwise dormers or other forms of window could be inserted in the north facing roof plane);*
- 4. A condition removing Class E pd rights (since, otherwise outbuildings could be placed immediately to the rear of the dwelling and impact on our amenity/outlook).*

*'The architect is fully aware that in order to remove our objection we also need the conditions attached to any approval and he has now put these revised plans to the Planning Case Officer, which I understand are now with the Parish Council for further consideration.*

*'The situation is obviously far from ideal for us, but we feel that this compromise on what was initially a totally unreasonable proposal is necessary to protect our privacy/visual amenity. However, the removal of our objection IS SUBJECT to the attachment of the conditions detailed above as this is the only reassurance we can have that this will not revert to the original proposal and that our efforts and sacrifices in reaching this compromise will not have been in vain.*

*'We therefore respectfully request that the Parish Council continue to support our case and that if the Parish Council is minded to support this amended scheme that this is subject to the imposition of the conditions detailed above. We further request that should the Planning Case Officer be considering recommending approval without the full conditions that the Parish Council and/or yourself request that this application goes before the Planning Committee.*

*'We hope that this will not be necessary as we believe that these conditions are not unreasonable in the circumstances.'*

The Chairman asked that Mr Reid, the Architect be shown a copy of the conditions so that he could comment. A copy was passed to Mr Reid.

Mr Rayment reported that the litter bins in Pengersick Lane had still not been renovated. He wondered if rooms were to be added to the Haulfryn facilities to provide changing rooms for Golf Club members and if there would be room to do this. Mr Rayment also made comment about the Sea Acres application in support of Mrs Anthony.

Mr Newberry reported that he has received grant of conditional permission for his application PA10/08501. He assured the Council that he agrees to the conditions and will not go ahead without them being put in place.

Ms Toms spoke about Pentreath Lane and the fact that there were no signs or lights there. She asked about provision of a bus shelter but the Chairman advised that there is no money available for new bus shelters. He has passed the request to Natalie Warr to consider in due course. Ms Toms spoke about on-going road repair and the Chairman said he would give her the pot hole hot-line phone number and assured Ms Toms that he would go down to Praa Sands and look.

Mr Reid had had chance to look at the conditions listed by Mrs Anthony and said that there would be no problems with 2, 3 and 4. However, regarding 1, he wondered if an obscure bathroom window with a top opener on the ground floor – that would remain obscured through any future changes - would be acceptable to Mrs Anthony the large expanse of wall. Mrs Anthony commented that this would probably be manageable.

The Chairman thanked the Parishioners and Mr Reid.

Public Participation ended at 7.30 p.m.