

# BREAGE PARISH COUNCIL

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84/10

Parish Rooms

Breage

Helston

TR13 9PD

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## **MINUTES ORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS** **BREAGE ON TUESDAY 5 OCTOBER 2010 AT 7.00 P.M.**

Present: Cllr G Higginson (Chairman)

Cllr T Ackland

Cllr A Best

Cllr P Darby

Cllr Mrs A Greenstreet

Cllr Ms C Rashleigh

Cllr P Shrimpton

Cllr Mrs R Wyvern Batt

11 Members of the Public

Mrs C Macleod (Clerk)

Cllr Higginson introduced himself as Vice Chairman and explained that as Cllr Keeling was unable to attend the meeting he would be Chairman for the evening. He welcomed everyone to the meeting.

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

Apologies for absence were received from Cllr Keeling who was at the time returning from a meeting in London, Cllr Greenough who was away and the Police who were unable to attend.

### **2. 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 Higginson declared an interest in item 8, Planning, [PA10/05623](#) – Haulfryn Group Ltd as he is the owner of a campsite and said that he would take no part in discussion or voting on this application.

#### **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

### **3. TO CONFIRM THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING HELD ON 7 SEPTEMBER 2010**

**It was proposed by Cllr Ackland, seconded by Cllr Best and unanimously resolved that the minutes of the Ordinary Parish Council Meeting held on 7 September 2010 be signed as a true and correct record.**

### **4. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

### **5. POLICE REPORT**

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

The Clerk read out the following report from PC Dave Vaughan:

'Please accept our apologies for not being able to attend this meeting.

'There were 9 crimes reported to Police in September, Theft of a moped, Theft from a motor vehicle and a Burglary all in Breage; Criminal damage to a motor vehicle and Theft by an employee at Praa Sands; Theft from a motor vehicle and Criminal Damage to the bus shelter at Carleen, Burglary to outbuildings and Threats to Cause Damage at Ashton.

'This compares to 4 crimes for the same period last year.

'I have the results of the speed visor that was situated in Pellor Road, Breage between 2<sup>nd</sup> and 10<sup>th</sup> September 2010, 9 days, after complaints of vehicles speeding.

'The speed of 5,874 vehicles was recorded and 99.6% of these vehicles were travelling at less than 30 m.p.h. Therefore we do not consider there is a speeding problem as such, although there will always be a minority that will exceed the speed limit.

'With Halloween approaching, there will be extra Officers on duty, and I would remind anyone who will be trick or treating that your idea of fun may not be someone else's. Please supervise all children, only visit houses you know and most of all.....Stay safe and have fun.'

The Chairman told the meeting that through Neighbourhood Watch it had been made known that, in some of the crimes reported above, cars and a garage door had been left unlocked by the owners.

## 6. PUBLIC PARTICIPATION

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

Public Participation was held here from 7.07 to 7.22 p.m.

## 7. REPORT FROM CORNWALL COUNCILLOR

**The Clerk read the following report:**

'My apologies for not being there this evening, I am presently on my way back from London following a conference on the future of the overview and scrutiny role within local government and how Cornwall Council can maintain the function in the face of sharp financial constraints and decreased resources. Challenging the authority and holding the executive to account is even more important in this climate of financial austerity than ever before.

'I have attended more Standard Committee hearings during the month and I continue to be surprised at the amount of breaches of the code of conduct that could easily be avoided by a bit more care and attention to the code itself. The cost of investigating such breaches is a burden that we could all do without.

Setting an emergency budget is number one priority at the moment and should enable the council to get ahead of the game before the Comprehensive Spending Review publishes its findings on the 20<sup>th</sup> of October when more spending cuts are envisaged. I remain concerned about how capping of council tax and the effect on our precept this year. I am waiting for the exemption arrangements for smaller parish council like ours, where the percentage increases exceed the principle set by the Secretary of State but the cash amounts are very small.

'A meeting of parish/town councils and Cornwall Council was held last Tuesday evening to address the issue of providing real affordable homes for local people. Though a long evening lasting some 3 hours it was very informative and should lead to clarity surrounding affordable homes from community involvement to the creation of Development Plan Document. My thanks go to our Clerk and Cllr Greenough for putting themselves out and attending the meeting.

'On a very good note, a multi-million pound project to make super-fast broadband available across Cornwall and the Isles of Scilly was announced last week. The project involving a partnership of public sector and private sector organisations is expected to be one of the largest single investments in Cornwall and the Isles of Scilly in recent years and thousands of jobs are expected to be created. The project will result in Cornwall becoming a leading example of super-fast broadband investment across the UK and abroad.

'On local issues I attended the planning committee last week to speak on two planning application, Haulfryns and the Motel at Ashton. I have included the resolution the committee made on Haulfryns, which contains the conditions I asked for which includes an Environmental Impact Assessment. I will continue to monitor the progress of this application in the interests of local concern.

'The Motel at Ashton was approved subject to a raft of conditions that I insisted on including: light pollution, and some form of standby system to prevent accidental ingress of pollution into the fishing lake at Tresowes Green.

'Resolution passed by the West 2 Planning Committee 28<sup>th</sup> September at Penzance.

**'RESOLVED** that authority be delegated to the Head of Planning and Regeneration to approve Application No. 10/00042/WAS (Praa Sands Holiday Park, Praa Sands, Penzance TR20 9TQ) subject to the conditions set out in the report; and an additional condition that an environmental impact study be undertaken and that additional safeguards be installed on site consisting of a standby generator and small reed bed.

### 'Environmental Impact and Mitigation

Prior to the commencement of development the operators shall submit and had approved in writing by the WPA an Environmental Impact Study. The Study shall provide details of the impacts of the treated effluent on water quality and shall identify mitigation for any identified impacts. Such mitigation measures shall include details relating to the on-site provision of reed beds and the operation of a standby generator to treat effluent in the event of a power failure.

### 'Reasons for conditions

'To minimise the potential for pollution and disturbance to the local amenity.'

## 8. PLANNING

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

**PA10/05623 – Haulfryn Group Ltd – Haulfryn Praa Sands, Praa Sands Caravan Park, Praa Sands PENZANCE**

Variation of condition 1 of 49/1660 and 54/05690 to allow 11 months of the stationing of static caravans Whilst the Council agreed to support the application, Councillors felt that permission for the 11 month stationing of caravans should not be granted until the proposed Environmental Impact Study has been carried out and the on-site provisions of reed beds and the operation of a standby generator to treat effluent in the event of a power failure are in place. (As per the resolution passed by the West 2 Planning Committee on 28 September 2010 at Penzance.) **It was therefore proposed by Cllr Best, seconded by Cllr Ackland and resolved with one abstention that the application be supported but that permission for the 11 month stationing of caravans should not be granted until the proposed Environmental Impact Study has been carried out and the on-site provisions of reed beds and the operation of a standby generator to treat effluent in the event of a power failure are in place. (As per the resolution passed by the West 2 Planning Committee on 28 September 2010 at Penzance.)**

**PA10/05608 – Mr R Walker – Breakers, Penwerris Rise, Praa Sands, PENZANCE**

Construction of dwelling and associated works

Several neighbours have expressed concern over the application, especially over loss of light and insufficient parking facilities, and therefore neighbourliness should also be considered. The size of the proposed building was thought by Councillors to be very high and the area it would take too large. It was agreed that a single storey, smaller property would be more acceptable. **It was proposed by Cllr Ackland that the application not be supported by the Council as it was felt to be overdevelopment of a small plot and there were concerns over neighbourliness. An amended motion that no building should be considered in such a small plot was proposed by Cllr Rashleigh.** There was no seconder for this motion. Therefore **the original motion was seconded by Cllr Wyvern Batt and resolved with 1 abstention.**

**PA10/05754 – Mr & Mrs R Jones – 2 Penlee Close, Praa Sands, PENZANCE, Cornwall**

Erection of a dwelling and garage siting of an oil tank and installation of a septic tank

Mr & Mrs Jones had provided Councillors with a letter, a copy of which is printed below, together with photographs and a location plan, (not shown here), that addressed neighbours' objections to the application.:

*'We have an approved building plot. Application number PA10/05754 is a new application for the design and proposal for a full planning application, not following up on the outline approval. We write with regard to two objections sent to Cornwall Council and further information.*

*The new dwelling will be dug in 700mm (2 feet 4 inches) below the existing property (2 Penlee Close).*

*The ridge height of the new dwelling will be 300mm (12 inches) above the existing property (2 Penlee Close), as shown in the South Elevation of the plans.*

*Around the site are existing minimum 1.2 to 2.4 metre (4 ft to 8 ft) high hedges, all to be retained, which when the dwelling is dug in will only have part of the roof showing, thereby, will not be visually obtrusive to the dwelling behind. The roof pitch is 15 degrees so as to limit the impact on the dwelling behind, known as Two Ways.*

*Our architect/agent, Mr Gary Wilson, has continually liaised and consulted with Arthur Edwards, Planning Officer, who has agreed that keeping the height of the dwelling to 300mm (12 inches) above the neighbouring ridge line is acceptable (email from Arthur Edwards, Planning Officer, sent to Gary Wilson, Architect, of 16/07/2010), given also that the roof pitch of 15 degrees is sympathetic to any impact on neighbouring properties.*

*Enclosed/attached is a Location Plan where our building plot is shaded in red. The properties highlighted in yellow are all two storey dwellings. Please see pictures 1A, 1B, 1C, 1D, 1E, 1F, 1G and 1H, which show two-storey dwellings within immediate close proximity of the proposed development. Within the close surrounding area there are a total of 67 two-storey dwellings (please see the Location Plan).*

*We would like to respond specifically to the two objections received by Cornwall Council, as follows:*

*Objection on 27 September 2010 relates to a property directly north of our proposed dwelling, as follows:*

*(1) "... block any views towards the sea ..." We understand that the right to a view is not a planning issue but we have taken into account any possible loss of views by digging the property in 700mm (2ft 4ins) below the existing property (2 Penlee Close) with a maximum dwelling height of 5.7 metres. (NOTE: the Outline Planning was granted for a property of a maximum of 6.5 metres in height.) Therefore, this application reduces the height of the property to correlate with the ridge line of the existing property, 2 Penlee Close. We are conscious of the fact that the property directly north will retain a considerable amount of the original view and is, therefore, not compromised detrimentally.*

*(2) "... concerns over the siting of a window within the roof space of the north elevation ..." The North Elevation of the plans clearly shows the hedge height across this window, where the hedge obscures approximately 35% of the proposed window. The objector incorrectly points out "... during winter months when the hedges lose their leaves ...". The hedge is evergreen and will not lose its leaves. Please see picture 1H, which shows the hedging. The proposed window is sited approximately 23 metres from the nearest point of the house in question. The room is to be a fourth bedroom, which will not be extensively used. The hedge height may increase, which will not obscure their views as the ground slopes towards the sea, and also due to the distance apart, level differences and the alignment of the properties. Please see photographs/attachments herewith.*

*Objection on 01 October 2010 relates to the following:*

*(1) "Previously you have contacted me regarding planning permission for a new dwelling at 2 Penlee Close. This documentation very clearly described a single story building and the new application describes a two story building." The current application is a new full application not following up on the outline approval. The objector has commented on the outline application, which has no relevance to this application.*

*(2) "There are no other two story buildings in the area ..." Enclosed/attached is a Location Plan where our building plot is shaded in red. The properties highlighted in yellow are all two storey dwellings and within the close surrounding area there is a total of 67 two-storey dwellings (please see the Location Plan), therefore, this objector's comment is factually incorrect and misleading. Please also see pictures 1A, 1B, 1C, 1D, 1E, 1F, 1G and 1H, which show two-storey dwellings within immediate close proximity of the proposed development.*

*(3) "... overlooking into neighbouring properties ..." As stated previously, around the site are existing minimum 1.2 to 2.4 metre high hedges, all to be retained, which when the dwelling is dug in, as stated, will not create overlooking issues, especially in view of the window distances and positioning of the building in relation to other properties. We believe there will be no significant harm to the privacy of the occupiers of neighbouring dwellings, due to the height of the proposed dwelling, the distance apart, level differences and the alignment of neighbouring properties.*

(4) "... due to the extra height it is also overbearing and shade creating effect." The current application is a new full application not following up on the outline approval. The objector has obviously commented on the outline application, which has no relevance to this application. We have clearly shown that by digging the property in 700mm (2ft 4ins) below the existing property (2 Penlee Close) with a maximum dwelling height of 5.7 metres that there is no increase or extra height as the objector inaccurately quotes. PLEASE NOTE: The Outline Planning was granted for a property of a maximum of 6.5 metres in height. Therefore, this application reduces the height of the property to correlate with the ridge line of the existing property (2 Penlee Close). In respect to "shade creating effect", there is no impact in respect to shade on any neighbouring properties whatsoever due to the height of the proposed dwelling, the distance apart, level differences and the alignment of neighbouring properties.

The proposed dwelling sits within an area of mixed development of existing bungalows, room-in-the-roof and two-storey dwellings, along with holiday letting accommodation, such as Trerowton, which minimally borders the north-east boundary of the existing property (2 Penlee Close) from which the proposed new development cannot be seen. Trerowton actually sits behind an existing two-storey dwelling (being 1 Penlee Close, see pictures attached).

The proposed dwelling has been designed to ensure there is no significant harm to the character of the area. In view of the varied designs of other dwellings in the immediate location, along with the fact that the proposed dwelling will be mostly secluded and not highly visible, we believe the design, scale and bulk is acceptable in visual terms and that there will be no significant harm to the privacy of the occupiers of neighbouring dwellings, due to the height of the proposed dwelling, the distance apart, level differences and the alignment of neighbouring properties.

Cllr Wyvern Batt declared a personal interest at this point and said that she would not comment or vote as she knows Mr & Mrs Jones. (Note from Clerk: It has since been recognised that the Mr & Mrs Jones that Cllr Wyvern Batt declared an interest about **are not** the Mr & Mrs Jones who have submitted this application.)

Councillors commented that they felt that the architect had adjusted down the height of the proposed building and had tried to satisfy everyone's objections. It was noted that there are other two storey dwellings in the Penlee Close area. **It was proposed by Cllr Ackland, seconded by Cllr Best and resolved with one abstention to support the application.**

**PA10/05179- Ms L Young - Wheel Cottage, Higher Lane, Ashton, Helston, Cornwall TR13 9SB**

Retention of granite wood shed

Councillors expressed concern over what they felt was the waste of time and finances used in connection with this application though they of course realised that Ms Young had to submit this application because permitted development rights had been removed. Nonetheless they asked that the Clerk express their feelings to Cornwall Council planners that a better system could surely be operated when dealing with cases like this. **It was proposed by Cllr Ackland, seconded by Cllr Wyvern Batt and unanimously resolved to support the application.**

**PA10/05843- Mr R Gunson for Spectrum - Trelawney House, Polladras, Breage, Helston, Cornwall TR13 9NT**

Continued use of premises without compliance with Condition 1 of Decision Notice Number PA99/00949/F dated 29 February 2000 and PA07/01029/F dated 29 July 2008

**It was proposed by Cllr Best, seconded by Cllr Rashleigh and unanimously resolved that the Clerk contact the planning officer and ask if she could possibly supply a little more detail about this application regarding whether Trelawney House would be just for people with autism and learning difficulties or if the present residents would also be accommodated and both sections be run together?** It was agreed that any decision be deferred until the requested information had been received. Concern was expressed by Councillors for existing residents and some said they would prefer it to be an old people's care home rather than one for people with autism and learning difficulties. Some thought that a mix of the two would not work.

**b) TO CONSIDER ADDITIONAL PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON FRIDAY 1 OCTOBER 2010**

**PA10/05577 – Mr W Giddings – Sea Acres, Castle Drive, Praa Sands, PENZANCE**

Construction of 2 dwellings and associated works

Councillors felt that this would be overdevelopment as the properties would be so large and they also expressed concern over neighbourliness because of the intrusion that would be caused. They felt that single storey buildings would be far better. **It was proposed by Cllr Wyvern Batt, seconded by Cllr Rashleigh and unanimously resolved that the application not be supported because of overdevelopment and neighbourliness.**

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

**PA10/04128 – Mr & Mrs Cox – Higher Redallon, Pengwedna, Nancegollan, HELSTON**

Erection of a domestic outbuilding and alterations to access

**PA10/04080 – Mr C Kelly – Headlands, Shute Hill, Breage, HELSTON**

Retention of chalet

**PA10/03710 - Mr & Mrs A Paton - 11 Trewartha Road Praa Sands Penzance Cornwall TR20 9ST**

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

**PA10/04097 – Mr R Abernethy – Gwedna Farm, Gwedna, Godolphin Cross, HELSTON**

Extension to dwelling

**PA10/03945 – Mr P Rogers – Pengelly Barton Access To Pengelly Barton, Pengelly Cross, Breage**

Extension of time for the erection of an agricultural dwelling and installation of a septic tank (Decision notice number PA05/00751/F dated 31 August 2005)

**PA10/03872 – Mr & Mrs D Hart – 2 Prospect Place, Ashton, HELSTON, Cornwall**

Construction of single storey extension on side elevation

PA10/03023 – Mr P Watters – The Farm, Fore Street, Ashton, HELSTON

Conversion of outbuilding to form a dwelling

**d) TO RECEIVE CERTIFICATE OF LAWFULNESS FOR EXISTING USE OR DEVELOPMENT FROM CORNWALL COUNCIL**

PA10/03439 – Mr D Johnson – Penhale Vean Farm, Penhale, Breage, HELSTON

Certificate of lawfulness for the existing use of dwelling without compliance with condition 3 of Decision Notice number 2/04/78/00028/F (agricultural restriction)

**e) TO RECEIVE CONFIRMATION OF WITHDRAWN APPLICATION FROM CORNWALL COUNCIL**

PA10/03845 – Mr T Wass – Pengersick Farm, Pengersick Lane, Praa Sands, PENZANCE

Erection of 2 dwellings and detached domestic tractor store

**f) Mr R Phethean - possible pottery studio at The Firs, Lower Kenneggy TR20 9AT**

To express the Council's thoughts re: a pre-planning application and any knowledge of the site's previous commercial use Councillors had been requested, by Mr Phethean to discuss his proposed business at the Firs. One Councillor had spoken to neighbours who have no problems. Councillors' comments were very positive and they too felt there were no problems from their point of view and it was felt that it would be a good thing to have a small, creative business in the Parish. No-one could give definite information about the previous business.

Cllr Ackland asked to speak at this point about some of the conditional planning permissions. He felt that Planners had not taken the Parish Council's concerns into consideration. The Chairman explained that the Planners were not ignoring the Parish Council's comments, but were working under strict guidelines of which the Parish Council are not always aware. Cllr Rashleigh expressed concern over 'Localism' as she felt that sometimes people's views were not always considered.

## 9. FINANCE

**a) To approve and sign 6 month Financial statement**

It was proposed by Cllr Higginson, seconded by Cllr Best and unanimously resolved to defer approval and signature of the 6 month financial statement until the next meeting as Cllr Greenough had not had time to check the document.

**b) To resolve for approval of use of a variable DD for payments to EDF for electricity supply to Parish Rooms Finance Regulations 6.6 - Annual renewal**

It was proposed by Cllr Wyvern Batt, seconded by Cllr Greenstreet and unanimously resolved to approve the use of a variable DD for payments to EDF for electricity supply to Parish Rooms Finance Regulations 6.6.

**c) To approve s137 grant of £100 for purchase of wreaths and towards band payment and resolve as follows: that in pursuance of the power conferred by section 137 of the Local Government Act 1972 and being of the opinion that the expenditure satisfies the requirements of this section and is in the interests of the area or its inhabitants and will benefit them in a manner commensurate with the expenditure, the Council approves the payment**

**d) It was proposed by Cllr Ackland, seconded by Cllr Best and unanimously resolved that in pursuance of the power conferred by section 137 of the Local Government Act 1972 and being of the opinion that the expenditure satisfies the requirements of this section and is in the interests of the area or its inhabitants and will benefit them in a manner commensurate with the expenditure, the Council approves the payment of £100 to the Royal British Legion.**

**e) To approve annual grant, (Parish Councils Act 1957 Ch42 Part 1 s2), of £20 towards maintenance of Village clock, and resolve as follows: that in pursuance of the power conferred by section 2 of the Parish Councils Act 1957 and being of the opinion that the expenditure satisfies the requirements of this section and is in the interests of the area or its inhabitants and will benefit them in a manner commensurate with the expenditure, the Council approves the payment**

It was proposed by Cllr Darby, seconded by Cllr Ackland and unanimously resolved that in pursuance of the power conferred by section 2 of the Parish Councils Act 1957 and being of the opinion that the expenditure satisfies the requirements of this section and is in the interests of the area or its inhabitants and will benefit them in a manner commensurate with the expenditure, the Council approves the payment of £20 to Breage Parochial Church Council towards maintenance of the Village clock.

**f) To approve October payments**

Cllr Greenough had checked and signed the payments.

no.	Name	cheque	Service/item	Net	VAT	Total
54	SW Water	dd	Water Parish Rooms	£14.39		£14.39
55	Viking Direct	102829	Inks/stationery	£163.21	£28.56	£191.77
56	SW Water	dd	Water Cemetery	£29.23		£29.23
57	R W Beard	102830	2 cuts Cemetery/Field/B&G greens	£360.00		£360.00
			Cemetery path	£20.00		£20.00
			Basketball court	£40.00		£40.00
				<b>£420.00</b>		<b>£420.00</b>

58	EDF Energy	dd	Electricity Parish Rooms	£72.53	£3.63	£76.16
59	Kensa Signs cancelled wrong name	102831	Sign Praa Green Parking Signs Cemetery - new grave	-£60.00 -£195.00 <b>-£255.00</b>		-£60.00 -£195.00 <b>-£255.00</b>
59	M Spicer replacement cheque	102838	Sign Praa Green Parking Signs Cemetery - new grave	£60.00 £195.00 <b>£255.00</b>		£60.00 £195.00 <b>£255.00</b>
60	RTS	102832	Footpaths 33/1;43/1	£120.74	£21.12	£141.86
	PCC of Breage	102833	Grant Village clock Grant - wreaths & band	£20.00		£20.00
	Royal British Legion	102834	payment	£100.00		£100.00
				<b>£1,195.10</b>	<b>£53.31</b>	<b>£1,248.41</b>
	Mrs C L Macleod	102827	Clerk's Salary September			
	PO Ltd HMRC	102828	PAYE	£118.80		£118.80
	PO Ltd HMRC	102828	Employer's NI	£84.24		£84.24
				<b>£203.04</b>		<b>£203.04</b>
	Mrs C L Macleod	102835	Travel 28.5 mls @ 53p Parking	£15.10 £0.50 <b>£15.60</b>		£15.10 £0.50 <b>£15.60</b>
	Mrs C L Macleod	102836	Petty Cash reimbursement	<b>£84.41</b>	<b>£9.31</b>	<b>£93.72</b>
	R Treloar	102837	Caretaker Honorarium	<b>£25.00</b>		<b>£25.00</b>
				<b>£1,523.15</b>	<b>£62.62</b>	<b>£1,585.77</b>

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

**g) To acknowledge receipts**

VAT repayment £2,091.94; Cemetery fees £70; Precept £22,500; Admin £7.40

The above receipts were acknowledged.

**h) Clerk to provide Bank balances**

Current Account: £3,952.58; Tracker Account: £28,698.49; Petty Cash: £6.28.

## 10. FOOTPATHS

Cllr Darby reported that Mr R Jones had used his digger to put the long awaited pipe in situ on the unadopted footpath and that the rain was now passing through it. **She proposed that a letter of thanks be sent to Mr Jones. This was seconded by Cllr Greenstreet and unanimously resolved.**

On footpath 14, the playing field at Ashton, someone, it is not known who, has removed high steps from a stile. This has made it far easier to use but there is now slippery mud there. Cllr Darby had asked Colin Bayes to investigate. Bridleway 83, Rocky Lane, had been reported by a Parishioner as being overgrown. The Clerk had reported this to Cornwall Council and had been asked if the field owners' identities could be passed on. Cllr Darby said that part is owned by the Cinnamon Trust, part by Ed Jenkins and part by the National Trust. Cllr Darby had checked the width of clearance and it is sufficient for a Bridleway but not wide enough to take a car through. She suggested that it might be an idea for the National Trust drive their tractor down the Bridleway as this would clear the offending hangover that consists of mostly bracken. She has asked Colin Bayes to look at the Lane.

## 11. HIGHWAYS

To source ownership of overgrown hedges in Rocky Lane, Germoe  
See item 10.

## 12. STREET LIGHTING

Cllr Ackland reported that a fault with a light at Carnmeal was repaired very promptly. He will meet with the Clerk to look at probable costs for non - routine lighting repairs and will inform the Accounts Team.

## 13. CEMETERY/CLOSED GRAVEYARDS

**a) To review Cemetery fees for searching registers**

**It was proposed by Cllr Ackland, seconded by Cllr Best and unanimously resolved that the searching of registers fees be amended thus:**

**(i) Every search covering a period of not more than one year £10.00**

(ii) Every search covering a period of more than one year – first year (REMOVE)

(iii) Each additional year £3.00

(iv) Every certified copy £10.00

**b) To adopt Safety Code Grave Digging Breage Cemetery**

It was proposed by Cllr Best, seconded by Cllr Darby and unanimously resolved that the Safety Code for Grave Digging in Breage Cemetery be adopted with the following inclusion: Breage Parish Council should be notified as soon as possible regarding any defects in equipment provided by the Council.

- c) Cllr Wyvern Batt had been asked by a Parishioner to raise the matter of the possibility of paedophiles hiding in the trees at the front of Godolphin graveyard to view the children across the road at Godolphin School. Cllr Greenstreet was asked to check out the area and to report any concerns at the next Council meeting.

#### 14. PRAA SANDS

**a) To receive report on MSC Beachwatch 2010**

The Clerk read out the following report:

‘The second annual Marine Conservation Society’s (MCS) Beachwatch litter survey and clean up was held in perfect sunny weather on Saturday (18<sup>th</sup> September) at Sidney Cove, western end of Praa Sands. The event which now takes place annually, since Breage Parish Council adopted this end of the beach in 2009 which follows the excellent example set by Steve Houghton and his team who survey and clean up the eastern end of the beach (Hendra) and are now in their 12th year.

‘A detailed survey is made of the rubbish found and its source. MCS will use the survey results from this and hundreds of other surveys that were carried out over the weekend, to tackle the sources of beach litter at national and international levels.

‘A small but dedicated group of people turned out to enjoy the lovely weather and tackle the relentless tide of rubbish that had collected in and around the rocky area of the beach. Local people, parish councillors, members of the National Seal Sanctuary at Gweek, personnel from 750 Naval Air Squadron at RNAS Culdrose and a holidaymaker from Oxford all pulled together to record some 1091 items of rubbish; of which a large proportion were items particularly hazardous to wildlife. ‘Following the survey some members of the team performed a general clean up of the beach walking east to meet up with colleagues from the Hendra end who were walking west.

‘This year the team removed some 58 kg of rubbish in 7 large refuse sacks and the Chairman of Breage Parish Council would like to thank all those who took part this year. The Cornwall Council regularly clean the beach and provide litterbins with recycling facilities provided near the Public Toilets. However, the main source of rubbish continues to be the beach users, fishing and shipping.’

- b) The Clerk reported that the rabbit holes are enormous and provided photographic evidence. The Clerk was asked to again report the matter to the Contractor and ask that the holes be filled. The Clerk also provided a photograph of rough areas of large growth at the Green boundary and asked if the Green could be trimmed to the very edge of the boundary as rabbits appeared to be using this area for shelter. It was proposed by Cllr Ackland, seconded by Cllr Wyvern Batt and unanimously resolved that the Contractor be asked to trim the Green to the edges of the boundaries.**

#### 15. RISK ASSESSMENT 2010

**To discuss, approve and adopt recommended Risk Assessment**

Cllr Shrimpton explained the necessity of adopting a Lone Worker Policy. There are still areas of the Risk Assessment that need more work but most had now been completed and would be produced for discussion and adoption at the next meeting. It was stated that nothing can be made 100% safe. Cllr Shrimpton was still working on the Cemetery Risk Assessment. **It was proposed by Cllr Best, seconded by Cllr Greenstreet and unanimously resolved that the Lone Worker Policy be adopted by Breage Parish Council.**

#### 16. EXTRAORDINARY MEETINGS

**To discuss limiting agendas**

This item was withdrawn by Cllr Higginson.

#### 17. GODOLPHIN WATER SHUTE

**Report from Cllr Greenough**

As Cllr Greenough was not present this item was deferred to the next meeting. Cllr Rashleigh said that Mr Ken Babbage had provided her with information on clearing blockages in the shute and she would pass this on to the Clerk for Cllr Greenough’s attention.

#### 18. BREAGE PUMP

The Clerk had not yet received a reply from Mr Hesketh-Jones. Cllr Rashleigh said that Mr Richard Pryor had information from way back. As she would be seeing him and his wife in the near future she would enquire about it if the Council wished. **It was proposed by Cllr Ackland, seconded by Cllr Greenstreet and unanimously resolved that Cllr Rashleigh obtain information re: Breage Pump from Mr Richard Pryor.**

**19. REMEMBRANCE DAY ARRANGEMENTS**

- a) The Chairman will lay a wreath at Breage  
The Chairman has offered to lay a wreath at Breage. **It was proposed by Cllr Ackland, seconded by Cllr Best and unanimously resolved that Cllr Keeling lay the Remembrance wreath at Breage War Memorial.**
- b) **To decide which Councillor will lay a wreath at Godolphin**  
Cllrs Greenstreet and Wyvern Batt, as Godolphin Councillors had previously laid wreaths at Godolphin War memorial and they felt that it was Cllr Greenough's turn to do so this time. **It was proposed by Cllr Ackland, seconded by Cllr Darby and unanimously resolved that Cllr Greenough be asked to lay the wreath at Godolphin War Memorial and that if he is unable to do so that the Clerk contact Cllr Wyvern Batt or Cllr Greenstreet and ask them to do this.**

**20. CARLEEN VILLAGE HALL****To answer a query on grass cutting**

It was suggested by Cllr Higginson that the football green area at Carleen Village Hall could be put on the Council's grass cutting list. He felt that it does not receive enough cuts, which is sad because it is the only green area that young people in the village have. Cllr Ackland added that Ashton playing field should also be considered if this arrangement was to be adopted by the Council. **It was proposed by Cllr Ackland, seconded by Cllr Wyvern Batt and unanimously resolved that the Clerk obtain prices from the Contractor for cutting these areas, and that she write to Ashton Amenity Area Trustees and Carleen Village Hall Committee to ask whether they would wish the Council to take over this task should it be possible.** The Council to consider the matter once cutting prices and replies have been received

**21. CHRISTMAS MEAL****a) To agree venue and date for Christmas meal**

It was agreed that the only restaurant not yet used by the Council for its Christmas meals is the Sandbar at Praa Sands. It was agreed that this should be the venue for the Christmas meal on Wednesday 8 December.

**b) To nominate a person to obtain menus and make booking for the meal**

Cllr Wyvern Batt volunteered to contact the Sandbar, book the meal and obtain menus.

**22. REPORT FROM CLERK**

- a) The Clerk said that all could see that Mr Beard had removed the graveyard equipment from the Parish Rooms.
- b) The Clerk had mostly concentrated on Accounts and Precept/Budget work during the last month.
- c) The Clerk had purchased a wheelie bin to be used at the Cemetery and provided black bags. This system was working well.
- d) The Clerk attended the Affordable Housing Meeting at Kerrier on 29 September. It had been a long meeting and Breage had already dealt with most matters.
- e) The Clerk had attended the Accounts Team meeting on 30 September where a whittling down of payments had taken place. Another meeting will be held and then the Team's recommendations will be brought to the Council meeting on 23 November,
- f) As e-mailed to Councillors, the Housing Meeting to have been held on Monday 11 October has been cancelled. The Clerk will contact Councillors once she has another date.

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

Cllr Rashleigh spoke about the Pellor Road signs that had been put in what was considered to be odd places. A complaint had been made and one of the signs has now been put on Breage Green. She asked if it could be removed from the Green. The Clerk will investigate. She added that she still has the Trewithick Road sign and that no-one has attempted to collect it. Troon Row work has still not been completed.

Carleen Pantomime Group

Cllr Ackland reported that pantomime auditions would be held in Carleen Village Hall on 9 October from 10 a.m. to 12 noon. There would also be a Barn Dance that evening, with 3 types of curry and a bar. The money raised from this will go towards Pantomime costs. He added that backstage crew and costume volunteers are needed.

Carleen Village Hall

Cllr Darby reported that there will be a quiz on 16 October. The hall will be closed from 25 October for a week for decorating work to be completed.

**24. CORRESPONDENCE**

CC – West sub-area Planning Committee meeting agenda 28 September 2010

CC – Organisation registration or renewal – to advertise events

Cornish Mining Heritage – Summer 2010 newsletter

David Alton – site plan drawings mile post retention

Devon & Cornwall Police Authority – meeting Camborne Methodist Church, Chapel Street 28 September 2010 at 7.30 p.m.

CC – TAP into transport

CC – Cornwall Strategic Partnership - Questionnaire to complete by 15 October

The Prince of Wales' PA – Reply to letter re: Boundary Review

**The Clerk was asked to read out this reply which she did.**

Cornwall Fire & Rescue Services – Beyond Cover

Deputy Prime Minister's Office – Letter of thanks re: Boundary Review – your letter receiving attention

SW Ambulance Service – Twenty-four seven magazine Summer 2010

SLCC – Notice of AGM 16 October 2010, 2.15 p.m. Durham

Andrew George MP – Reply re: Boundary Review

**It was proposed by Cllr Rashleigh, seconded by Cllr Best and unanimously resolved that the Clerk ask for an interpretation of the amendments listed by Andrew George as no Councillors understood them.**

Home-Start Kernow – Invitation to AGM 18 October 2010, 1.30 p.m. Trevu Children's Centre, Camborne TR14 7AD

RNLI – Request £20

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

CC – Community Action Week 31 October – 6 November

Mr Galpin - £50 donation for scattering of his mother's ashes

**The Clerk was asked to write a letter of thanks to Mr Galpin.**

CC – Hard Choices - list of meeting dates

CC- minutes of Real Affordable Housing meeting

## **25. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA**

Christmas Meal; Risk Assessment; Grass cutting.

## **26. TO CONFIRM THE DATE AND TIME OF NEXT MEETINGS**

**These were confirmed as: ORDINARY PARISH COUNCIL MEETING TUESDAY 2 NOVEMBER 2010 AT 7.00 P.M.; PRECEPT MEETING TUESDAY 23 NOVEMBER 2010 AT 7.00 P.M.**

## **27. EXCLUSION OF PRESS AND PUBLIC**

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

**It was proposed by Cllr Higginson, seconded by Cllr Greenstreet 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 Chairman thanked members of the public for attending and Cllr Best offered a reminder that Council were looking to co-opt a new Councillor and asked members of the public to consider applying.

## **28. CARETAKER**

**To adopt a part-time contract for Caretaker**

The Clerk explained that this was now necessary so that the Caretaker could be covered by the Council's Liability insurance.

**It was proposed by Cllr Wyvern Batt, seconded by Cllr Shrimpton and unanimously resolved that a part-time contract be adopted for the Caretaker and that he and the Chairman be asked to sign it.**

## **29. PARISH COUNCILLOR RESIGNATION**

**To discuss correspondence received**

- a) After Cllr Phillip's resignation a Parishioner's letter was received by the Council expressing concern over what they considered to be racism.

The Clerk read out the letter and the Chairman said how much Cllr Phillip's resignation was regretted. He reminded Councillors that comments that could be considered racist or prejudicial should not be expressed at Council meetings. It had not been made clear to the Council who had actually made the remarks so further action could not be taken.

- b) Cllr Higginson told the Council that it was with a sad heart that he was tendering his resignation, after 7 years, as a Breage Parish Councillor and gave his reasons for doing so. He felt unable to continue as he felt that his expertise and experience were not being utilised and that he was often not consulted on planning and other issues.

Members of the Council expressed their regret over his decision and Cllr Higginson said that he would continue to follow the parish's good work and may consider standing again in the future.

**There being no further business the meeting closed at 9.25 p.m.**

# BREAGE PARISH COUNCIL

## MINUTES OF PUBLIC PARTICIPATION DURING THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON THURSDAY 5 OCTOBER 2010 IN THE PARISH ROOMS BREAGE AT 7.00 P.M.

At 7.07 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 Anthony raised her objections to item 8, Planning, [PA10/05577](#), saying that this outline planning application, with appearance and landscaping reserved seeks approval on Scale/Layout/Access. She thought it another garden development creating high density and objected strongly to the application in all three areas. She provided the Clerk with the following that she read to Council:

*'Scale: Two 4+ bedroom houses the same height as the existing house, Sea Acres. The height is compared to the existing property and two other properties on Castle Drive. One of these properties has no other properties behind it. The other one is a chalet bungalow with space around it and Sea Acres is far enough away from the bungalows behind it that it does not impact on those properties.*

*'The houses proposed are far too high to fit in with the surrounding environment and properties which are predominately single storey bungalows.*

*'Layout: We strongly object to the layout. To accommodate two houses Plot2 has been squeezed into a gap that means this building would be just about 8 feet from our 1 metre high Cornish stone boundary wall. With the height of the house ALL of our living space would be COMPLETELY overlooked by this house. We would also be deprived of any view of Praa Green or the horizon.*

*'ACCESS: Parc Morrep is a private road, owned AND maintained by all of us who live there. There has been no consultation with any of us on additional access.*

*'Castle Drive: Apart from losing some Cornish stone wall and therefore character, access directly onto this narrow, busy and in places, unsighted road which is also a bus route/stop, would be dangerous.*

*'Planners will say that you are not entitled to a view, but that is exactly why the layout is proposed – to give two new houses sea views while depriving others of some reasonable living space around them, We believe that this is a totally inappropriate and unacceptable proposal that would adversely affect the area, is blatantly not designed for local people and will definitely NOT be affordable and I appeal to you to support our case and not to recommend approval, then if necessary for our Ward Member to exercise his powers to ensure that this is not just rubber stamped under new planning protocol. This satellite view may give a better idea of what we are talking about, but if any PC member would like to see for themselves we would be happy for you to come to Kerris Vean and have a look.'*

Ms Young explained that she had had to make planning application [PA10/05179](#), Retention of granite wood shed because permitted development rights had been removed.

Mr Carne spoke about EN10/03463 regarding sheds and a caravan in a field below Moffatt's corner. People were living there and Mr Carne felt that Parishioners need to know what is going on. He was anxious for some comeback on this matter. He had visited the Planning Office and had been told that the site would be checked in about 10 days' time. The caravan had now been removed from sight and hidden under a hedge.

Mrs Board PA10/05608 had written to the Parish Council and read her letter to the meeting:

*'Objection to item 8, Planning, Mr R Walker – Breakers, Penwerris Rise, Praa Sands.*

*'The Site Location Plan does not illustrate the bung. Breakers' extension 2000.*

*'The Site Location Plan – the red defining line for the plot does not follow the outline of the plot – it makes it look larger.*

*'Contrary to the Design and Access Statement – the adjacent north: property: large garden*

*Although the plot access to the unadopted lane exists – Breakers will require access. Planning requirement and consent?*

*'Breakers Record and History card: records Mr Hill: garage: 1965 but not the dwelling previously built.*

*'At that time: Planning: CCC Western Division: Policy: spacious gardens – a must for Praa Sands.*

*Gardens recently: brown field sites – still a Policy – or withdrawn?*

*If withdrawn: - retain as a garden in keeping with area.*

*If OK for planning.*

*'The HOUSE on this small plot: Out of keeping with all bungalow properties: Penwerris Rise and adjacent west side.*

*'A small bungalow would be more appropriate to the setting.*

*'The track is used extensively as a public footpath (but it is not claimed).*

*'Both the new property, Breakers: in all probability: lack of parking spaces –need use of lane for parking. "spaces inadequate.*

*'Excessive vehicular requirements: create problems.*

*'The wall surrounding the plot – NW side – cracked.*

*'The whole needs a Health and Safety assessment.*

*'PS. The plan: sewage: careless to write 'septic tank' when request cess pool.'*

Public Participation ended at 7.25 p.m.