

BREAGE PARISH COUNCIL

Mrs Carol Macleod

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118/13

Parish Rooms

Breage

Helston

TR13 9PD

MINUTES ORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS

BREAGE ON TUESDAY 5 NOVEMBER 2013 AT 7.00 P.M.

Present: Cllr Mrs R Wyvern Batt (Chairman)
Cllr T Ackland
Cllr A Best
*Cllr Mrs T Board
Cllr H Bradford
Cllr T Coleman
Cllr Mrs P Darby
Cllr P Greenough
Cllr G Higginson
Cllr Ms C Rashleigh

Mrs C Macleod (Clerk)

12 Members of the Public

The Chairman welcomed everyone to the meeting.

1. FIRE EVACUATION PROCEDURE

This was read out by the Clerk.

2. APOLOGIES FOR ABSENCE

Apologies had been received from PCSO Whitford who was on Bonfire Duty.

After the meeting there was a telephone message from Cllr Caddick apologising for his absence as his car had broken down.

3. DECLARATIONS OF INTEREST

a) Cllr Mrs T Board's permanent declaration of interest in accordance with LGA 2000: My beneficial interest in Breage Parish Council owned land registered V.G.621 Praa Green, is that my adjoining property has gate access.

b) To note declarations of interest in accordance with LGA 2000 - Members and officers to declare non-registerable interests or disclosable pecuniary interests (including details thereof) in respect of any items on this agenda and unless you have the benefit of a current and relevant dispensation in relation to these items you must:

(i) not participate, or participate further, in any discussions of these items at the meeting;

(ii) not participate in any vote, or further vote, taken on these items at the meeting; and

(iii) remove yourself from the meeting while any discussion or vote takes place on these items, to the extent that you are required to absent yourself in accordance with the Council's Standing Orders or other procedural rules.

Where a Member has a non-registerable interest in an item that does not benefit from a valid dispensation and that interest only arises from the Member's participation in or Membership of a body whose objects or purposes are charitable, philanthropic or otherwise for the benefit of the community the Member may, (with the permission of the Chairman of the meeting or until such time as the Chairman directs the Member to stop) address the meeting to provide such information as they reasonably consider might inform the debate and decision to be made before complying with b).

Cllr Higginson declared pecuniary interest in item 12f) PA13/07302 as it is a campsite and he is a campsite owner.

c) To take consideration of written requests for dispensations

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

4. ELECTION OF CHAIRMAN FOR THE REMAINDER OF THE YEAR 2013/2014

Cllr Rose Wyvern Batt was nominated by Cllr Best, seconded by Cllr Ackland and, agreeing to stand for the remainder of the year, was unanimously elected Chairman of Breage Parish Council for the remainder of the year 2013/2014.

5. TO RECEIVE CHAIRMAN'S DECLARATION OF OFFICE

Cllr Wyvern Batt thanked the Councillors, completed and read her declaration of office to the meeting and signed her declaration of office form that was countersigned by the Clerk.

6. IF NECESSARY ELECTION OF VICE-CHAIRMAN FOR THE REMAINDER OF THE YEAR 2013/2014

Cllr Greenough was nominated by Cllr Best, seconded by Cllr Coleman and, agreeing to stand for the remainder of the year, was unanimously elected Vice-Chairman of Breage Parish Council for the remainder of the year 2013/2014.

7. TO CONFIRM THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING ON 1 OCTOBER 2013

The Chairman led Council through the minutes page by page to check for accuracy.

It was proposed by Cllr Ackland, seconded by Cllr Best and unanimously resolved that the minutes of the Ordinary Parish Council Meeting on 1 October 2013 be signed as a true and correct record.

8. CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed the meeting that Mr Opie had met with the Council on 28 November 2013 to show plans of a two-storey house at Spindrift, Praa Sands that he was hoping to build.

9. POLICE REPORT

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

As PCSO Whitford was not present the clerk read out the Police Report:

'There were 8 crimes reported to the Police in the period of October 2013

'Breakdown as follows:

'Breage:

Burglary – Ongoing Investigation – (possibly part of series within West Cornwall)

Complaint Re: Dogs minor non injury act 1871 – Positive Outcome (enforcement Dog Warden/Countryside Officer)

Praa Sands:

Criminal Damage to Motor Vehicle x 2 - no further lines of enquiry (same vehicle)

Assault (Domestic related) – awaiting charging decision

Production Class B Drug – ongoing investigation

'Ashton:

Burglary – Rural Location – ongoing investigation

'Godolphin:

Theft - (wood) – Detected Restorative Justice used

'Halloween passed without any incidents and Neighbourhood Teams were out in all the Parishes engaging with Residents, who seemed to embrace the spirit of the evening. The Neighbourhood Team will be out this evening for the Bonfire Night Festivities.

'Officers have been out in most of the Parishes conducting speed enforcement and using the ANPR vehicle (automated number plate recognition). Positive action has been taken on various traffic offences. These operations will continue throughout November.

'If you have any crimes you would like to report please telephone 101, or should you have any concerns which you would like to discuss please call me on 01326 555158, this is an answer machine service, please leave a message and I will get back to you. Alternatively, please email the team at helston@devonandcornwall.pnn.police.uk.'

There were no questions asked.

10. PUBLIC PARTICIPATION

- Each member of the public is entitled to speak once only in respect of business itemised on the agenda or in respect of something they wish to bring to the Parish Council's attention for inclusion on a future agenda and may speak for a period of time which is at the Chairman's discretion
 - A question asked by a member of the public during this public participation session shall not require a response or debate
 - The Chairman may direct that a response to a question posed by a member of the public be referred to a Councillor for oral response or to the Clerk for a written or oral response
 - A record of the public participation session shall be included on a separate page in the minutes of the meeting
- Public participation was held from 7.11 to 7.35 p.m.

11. REPORT FROM CORNWALL COUNCILLOR

Cllr Keeling offered congratulations to Cllr Wyvern Batt and Greenough on becoming respectively Chairman and Vice-chairman.

Cllr Keeling said that Breage Parish council should give itself a pat on the back in regard to the work it had done towards the affordable housing now going up adjacent to St Breaca Close, Breage.

He then read out some of the following report:

'Some of the events and engagements this month include:

'A session to ensure Cornwall Councillors is prepared for an emergency event and since the elections in May 2013.

'Cornwall Council has been called upon to respond to five community emergencies. The session was well attended and included:

- A strategic overview of the response to emergency events
- The role of the local Member
- Recent case studies

- Community emergency plans
- Community recovery co-ordination

In addition the session was designed to give Members an introduction to the process to support community events. 'A review of DCH was held at Heartlands early last month. Penwith Housing Association, Devon and Cornwall Housing and Tor Homes merged to become DCH-one of the largest housing associations in the southwest. A strategic partner with Cornwall Council, DCH is the largest developer of new affordable homes in the Cornwall and is currently developing a large programme of new homes to rent and to buy across the county. The development at St. Breaca stands out as an example of how much needed local housing can be delivered and was very much part of the presentation. The event held in Breage Village hall on the 24th was very well attended and gave an opportunity for local people to discuss their housing needs.

'The selection panel, of which I was a member, to appoint a new Chief Executive Officer was completed earlier this month with 3 very able candidates who were very much at the top of their game. It was difficult to choose between the candidates but Mr Andrew Kerr, operations officer from Cardiff Council, was unanimously chosen by the 9 strong member panel. I am sure Mr Kerr will bring a range of valuable skills and experiences to Cornwall Council in this very difficult financial climate.

'I was not able to ask my planned questions at full council due to lack of time but I have asked Bert Biscoe if the "Lengthsman's" Scheme could be considered as a partnership deal with parish and town councils. I forwarded information to all three parish clerks asking for informal comments on the possibility of entering into such a scheme. 'There was an Annual Town and Parish Summit hosted by Cllr Jeremy Rowe in September with more than 80 representatives attending the meeting held at Kingsley Village. A wide range of topics including how Town and Parish Councils can work together to benefit local communities in these times of austerity. The event was generally welcomed and it was felt that they should be held more often; with an event being considered in the Spring. There was some emphasis on revue of the function of Community Networks; and how we can ensure that they are fit for purpose and represent value for money.

'Deliberations on the 2014/15 budget continue and it is envisaged that an early budget will be set ahead of the statutory requirement to set the budget and council tax requirement by February. The administration is considering a 1.97% increase in council tax; but this will be decided later at a meeting of the full council.

I will take any questions via email:: jkeeling@cornwall.gov.uk tel: 01736 763272

'Local matters:

'The Praa Sands Community Centre as made real progress in setting up a youth group with a meeting last week with Cornwall Council and volunteer youth workers to enable youth evenings at the Centre from the 11th November 6.30pm to 8.30pm. Please encourage youngsters (age group 12 years onward) in the area to attend. The "Silly Boys" theatre production at the Centre, funded by my Cornwall Council Community Chest, was packed out on Saturday the 26th and a roaring success for the young and not so young. I have met with a number people reference the St. Breaca development and would welcome more to come and discuss their housing needs and to ensure their needs are registered properly. Advice can also be obtained from the One Stop Shop in Helston.

A very welcome new road sign as now been installed at the T junction leading to Trescowe and should help local deliveries in the future.

'I look forward to meeting up again to discuss Community Emergency Plans for the parish and surrounding area.'

Cllr Greenough asked about the progress of the Engine House Application as the Council had received no reply from the Portfolio Holder. Council wished to know what the next step would be as the application had been termed invalid.

There had been no feedback at all and there was concern about the lack of communication.

Cllr Keeling said that he had asked Kirsty Smith to keep the Parish council informed.. He had spoken with the hydrologist, Dr David Watson. He said that this was only a householder application and issues were starting to get silly. Mr Shelley was being helped with his enquiry. The problem is administrative rather than a planning problem and is still in the hands of the Legal Team.

Cllr Higginson asked about the Lengthsman Scheme and whether there would be a budget to go with it. He also spoke about Polladras Road which was repaired three weeks ago with two lorries, a roller and four men. They came three times to complete 150 yards but then missed a 4 foot pothole and Cllr Higginson had to get them to come back and do that. He felt that this was a poor show and not good business and asked who monitors these people and how Parishioners' money is being spent. He said that he had already spoken to Adrian Hosking and Tom Marks. He asked Cllr Keeling to look into the matter. Cllr Keeling said that it is the Regional Designer who needs to be contacted. Cllr Keeling left to attend another meeting.

12. PLANNING

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

PA13/08593 – Mrs Geraldine Jones – The Cottage, Keneggy Downs, Rosudgeon, PENZANCE, Cornwall TR20 9AT

Certificate of lawfulness existing use

Cllr Bradford said that there appears not to have been a continuous occupation by one or more persons. The letters that have been submitted are not sworn affidavits and Cllr Bradford did not consider that there is a safe, sound or proven basis for the granting of the certificate.

Cllr Darby agreed that there are time gaps between the letters and that there has not been continuous occupation.

Cllr Greenough felt that it had been used more as an emergency overflow rather than a permanent residence.

Cllr Higginson also felt that affidavits should be obtained and wondered if the chalet could be tied to the house and used as an extra room for the family rather than a separate dwelling. Cllr Greenough thought that if would be all right if the chalet was used as an annexe to the house and not classified as a separate residence.

It was proposed by Cllr Greenough, seconded by Cllr Coleman and unanimously agreed that Breage Parish Council would be happy for continued use as it is – an annexe to the house - but not as a separate residence and that concern be expressed that the lengths of residency suffer gaps, there has not been continuous occupation and it certainly does not appear to have been used as a dwelling house – more of an emergency overflow.

Cllr Board arrived, apologising for being late and explained that the bus had not turned up.

PA13/09497 – Mr Nigel Rickards - 6 Penlee Close, Praa Sands, PENZANCE, Cornwall TR20 9SR

Change of use of field to residential curtilage and erect garden shed

It was generally felt that there would be no need to change the use to residential to erect a garden shed.

Cllr Board explained that the agricultural field had been divided into two and that there is a gate in the bottom of the other part of the field leading on to Pengersick Lane. She wished to strongly object.

Cllr Higginson had spoken to the planning officer and wondered if it would be more acceptable if the shed was nearer the house. Cllr Bradford could see no justification as the current plot is of similar, adequate size to the others in the Close. He agreed that the shed needed no permission to be put on a field. Cllr Board added that it would make an extended residential area adjacent to the settlement and would remove the existing greenbelt.

It was proposed by Cllr Ackland, seconded by Cllr Rashleigh and resolved with one vote against that Breage Parish Council strongly objects since this proposal would produce an extended residential area between the existing settlement down to the Castle and remove what is an existing green belt which is a particular aspect of this area. Council see no justification why an extended residential area is justified.

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

Construction of dwelling and associated works

The Parish Council had received strong objections from Parishioners and there had been objections made in public participation.

Cllr Rashleigh said that she agreed with the members of the public who had spoken. She walks that footway every day and felt that additional vehicles using the access would be dangerous. She also stated that the parking there is already very congested and more vehicles would obviously make it worse. A recent application at the back of a home in this road had recently been refused.

Cllr Bradford also agreed with the neighbours and objected as this dwelling would be in a well-defined and established Conservation Area and therefore incompatible. There is no precedent for the building of dwellings to the rear of the properties or in the back gardens and he felt it would be wrong to do so now. He repeated that a refusal had already been given for a new dwelling at the rear of Ashley. Cllr Bradford felt the design statement to be wrong and misleading as the proposed dwelling does not follow a pattern of buildings to the rear of adjacent properties. Chapel House is the one exception and it is an historic Manse, built for and contemporary with the Chapel itself. Other buildings that are occupies are converted outbuildings, stores, garages and maybe even stables and are not purpose-built dwellings, built with planning permission. Cllr Bradford also expressed concern regarding the 'associated works' as the owner/occupier runs an Electrical Business from Pencair. It would be of great concern if the business is to be expanded into this back garden. It would also be a retrograde step to lose the front garden and to open it up for vehicular access, parking and turning and for the property to lose its existing garage. In a Conservation Area this would be wrong visually and environmentally. Access would be from one already narrow, shared lane onto an already congested and narrow Higher Road, plus, an old granite wall would have to be removed. Pencair, a 1930s bungalow would lose its front garden, have its site and amenity area greatly reduced and be badly affected by this proposal.

Cllr Coleman expressed concern over the wrong information given about the windows in the next door property.

Cllr Higginson asked if the Conservation Officer could be asked to look at this application.

It was proposed by Cllr Bradford, seconded by Cllr Higginson and unanimously resolved that the application not be supported and that the Parish Council voice the following objections:

There had been many objections from residents who attended the Parish Council Meeting. Council wishes to support the residents' objections. This is a Conservations Area. The proposed build would be incompatible with neighbouring properties. A two- storey building behind a bungalow would be out of keeping. There is no precedent for dwellings at the rear. Chapel House is a purpose built dwelling, as a Manse (1859). The present bungalow is being used as a business address - see online Contact Electrical South West - and there are business vehicles parked there adding to the congestion at this point in Higher Road. It has not been made clear whether the proposed build will be an extension of the business. The design statement is incorrect and misleading and has omissions. The number of windows does not tally. In the statement there is one first floor window but on the plans three. It says there are no windows to the rear of the Old Chapel but there are five. Neighbourliness - access to the new build is the only narrow access to Neighbours' home; parking, traffic noise. The White House overlooked. It is felt to be a retrograde step to lose the front garden in a Conservation area to parking spaces. The boundary walls, vertical stone stacked are to be knocked down. The bungalow is thought to be adequate accommodation. It is asked that the Conservation Officer look at this application in the light of the older houses - 1859 and the 1920s bungalow - not 1930s as shown in the statement.

b) **TO CONSIDER PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON 1 NOVEMBER 2013**

There were none.

c) **CONFIRMATION OF PARISH COUNCIL'S DECISIONS TO AGREE TO DISAGREE**

The following application was discussed at the October meeting and the Parish Council forwarded the shown comments.

PA13/07906 - Mrs S Hayes - 1 Bakers Row, Breage, HELSTON, Cornwall

OUTLINE Planning Permission for the Erection of a dwelling

Councillors felt that Baker's Row is a tiny area not capable of taking the proposed building. 3 Parking spaces were to be provided and Council felt that these would not fit the available space and that there would be endless trouble with the additional traffic. The division of the area was felt to be unbalanced with 2/3 for the old and 1/3 for the new. It was felt that an equal balance would be better. It was also felt that a lot of trees would have to be taken down to allow for access. Cllr Best questioned whether there would be room for the septic tank.

It was proposed by Cllr Rashleigh, seconded by Cllr Board and unanimously resolved that the application not be supported and the following objections be raised: Council felt that 3 parking spaces could not be provided in the allocated space; there would be endless trouble with traffic problems; it would set a precedence for infill that the road is not capable of taking and be totally out of keeping; high density infilling would disrupt the quality of life expected in a rural village; the division 2/3 for the old property and 1/3 for the new is uneven division that should be equal; many trees would need to come down to allow for the access; no room for septic tank.

The Clerk received a request from the Planning Officer: I refer to the above application for which your council object for the following reason:

"Council felt that 3 parking spaces could not be provided in the allocated space. There would be endless trouble with traffic problems. It would set a precedence for infill that the road is not capable of taking and be totally out of keeping. High density infilling would disrupt the quality of life expected in a rural village. The division of 2/3 for the old property and 1/3 for the new is uneven division that should be equal. Many trees would need to come down to allow for the access. No room for septic tank."

In light of the above comments and following assessment of the application we are minded to approve the application for the following reasons:

- Firstly the application is for outline permission with all matters being reserved, therefore the key consideration for this application will be the principle of providing an additional dwelling in the proposed location. In terms of its siting, it lies wholly within the village and located on a plot large enough to accommodate a new dwellinghouse whilst retaining enough room for the existing dwellinghouse. The split of land is not relevant and does not have to be equal as long as there is sufficient room for both.
- With regards to the car parking space for both dwellings, the existing dwelling has two parking spaces that will now be utilised for the proposed dwelling and considered acceptable in terms of quantity of spaces and room for manoeuvring. The existing dwelling will then utilise the parking space located to the north of the dwelling that is currently fenced off but will be re-opened.
- The Councils Highways Officer has not raised any highway safety concerns but has requested that parking is provided for the host dwelling – this issue has been outlined above. Furthermore the existing parking and access arrangements at both ends of the plot can be utilised therefore not giving rise to a significant increase in traffic to warrant a refusal on the application for a single dwellinghouse.
- With regards to precedence, we have to judge each application on its own merits and therefore full consideration is given in its own right and not relating to other developments. This site is considered capable of providing a dwellinghouse without significantly harming the character of the area.

Please can you inform me within 5 days of this e-mail whether your council will agree to disagree and for the application to be approved under delegated powers?

The Clerk contacted Councillors of whom 7 of the 10 agreed to disagree with 3 wishing not to agree to disagree. The majority therefore agreeing to disagree the application may be dealt with under delegated powers but this needs to be resolved at this meeting.

It was proposed by Cllr Rashleigh, seconded by Cllr Ackland and unanimously resolved to confirm that the Parish Council agreed by 7 votes to 3 to agree to disagree with the officer's decision and that they still objected to the application.

The following application was originally discussed at the September meeting and again at the October meeting.

PA13/07302 – Miss A Chessun – Wheal Vreagh Farm, Wheal Vor, Breage, HELSTON

Continuation of use of land for the stationing of caravans and tents for holiday purposes

The above application was further discussed at the October meeting when the Parish Council agreed to disagree but also suggested that a site visit would be beneficial and that the application should go before the full committee.

However, after the meeting the Clerk advised Councillors that as they had agreed to disagree the Officer would have delegated powers and the site visit, etc. would be irrelevant.

7 replies were received from the 9 Councillors who originally voted. Because the planning officer had given a strong case for approval and there appeared not to be valid evidence to support the application going to a full planning committee these 7 Councillors agreed that the motion to agree to disagree was correct and that the matter should not be further pursued. This needs to be resolved at this meeting.

It was proposed by Cllr Board, seconded by Cllr Rashleigh and unanimously resolved to confirm that the motion to agree to disagree regarding this application was correct and that the matter not be further pursued.

d) **CONFIRMATION OF PARISH COUNCIL'S DECISION TO SUPPORT APPLICATION**

The following application was discussed at the October meeting and the Parish Council forwarded the shown comments.

PA13/07673 – Green Light PBS Ltd – Huthnance Park, Nancegollan, HELSTON TR13 0AZ

Conversion of garage to form living accommodation ancillary to the main dwelling - Time extension granted

Cllr Best proposed that comment be made to say how disappointed the Council was that this was definitely a retrospective application but the officer's response seemed to be dependent on the cost. This was seconded by Cllr Ackland and unanimously resolved.

It was proposed by Cllr Higginson, seconded by Cllr Ackland and resolved by 6 votes to 4 to support the application only if a caveat can be attached to say that the new dwelling must be permanently attached to the business and not used separately.

The following was received from the Planning Officer:

I fully understand the rationale behind the comments from your meeting having originally shared some of your concerns until I was aware of the planning history. I spoke with Councillor Keeling about this application last week.

The application was preceded by an enquiry to the LPA prior to the invited application.

This is the summary from that enquiry which fills in the history of the use of the dwelling house:-

Site and Context

The application site relates to the conversion of a detached double garage for additional living accommodation at Huthnance Park, Pengwedna, Nancegollan. The large dwelling sited in the open countryside, will be occupied by Green Light PBS Ltd who offer residential care for people with Autism Spectrum, Asperger Syndrome, Learning Disability, Pervasive Developmental Disorder & other complex needs. The house would be occupied by no more than 6 people and would fall within the Class 3(b) use class.

Constraints

Development in the Countryside

Planning History

The dwelling was originally built and restricted as an agricultural dwelling in 1977, however this clause was lifted in 1997, allowing its use as an unfettered dwellinghouse. In 2003 permission was granted for a new garage and conversion of the existing integral garage to form a gamesroom.

Principle of development and visual/residential amenity

The principle of using the existing garage for additional living accommodation ancillary to the main dwelling would be considered acceptable. However, it would be important to tie the use of the building as ancillary to the main dwelling by way of planning condition in order to ensure it is not used as a separate independent dwellinghouse, which in this countryside location would not be supported.

In visual terms, the existing building appears to be suitable for conversion without any major alterations, however with limited information received at this stage, it is difficult for me to comment further on this matter. However its siting to the rear of the dwelling which in itself is set back from the highway, is unlikely to give rise to any significant issues in terms of visual harm if suitably designed.

There are no immediate neighbouring properties to the site to be impacted upon by the proposed development.

Adequate off road parking would need to be provided to accommodate the loss of the garage space, however I note that the dwelling sits on a large plot, therefore parking space can be easily achieved without detriment to the garden/amenity areas.

Community Engagement

It would be advisable to contact Breage Parish Council to discuss your proposal with them and neighbouring properties in the area.

Summary

To conclude, I think that the suggested Community Engagement was a good idea and would have avoided any concerns from the Parish Council.

Although the building is run as a business the use of the unit is as a dwellinghouse:

Class C 3 Use as a Dwelling House (whether or not as a sole or main residence) (b) by not more than six residents living together as a single household (including a household where care is provided for the residents).

The LPA considering the use of the garage acceptable and requiring a condition to tie the use of the garage to the dwelling (to prevent the use of the garage as a separate dwelling in the countryside) invited application, which we are discussing here.

The work had not begun before the application was received, however I was advised by a concerned neighbour that the work had begun and in light of the pre-application advice and further discussion with Management, I confirmed that with the application received which had been invited by the LPA I was not overly concern and we would not be likely to stop the work if reported to the enforcement department.

Most importantly, as highlighted by the Parish Council, by approving this application the use of the garage will be controlled by condition tied to the dwelling.

I look forward to your reply.

Having read the Officer's comments 7replies were received from the 10 Councillors who originally voted and because of the above explanation they were happy to now support the application. This needs to be resolved at this meeting.

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

e) **TO CONFIRM THE PARISH COUNCIL'S DECISION TO AGREE WITH THE PLANNING OFFICER'S RECOMMENDATION**

The following application was discussed at the October meeting and the Council forwarded the shown comments.
PA13/08327 – Mr & Mrs Mathew Gordon – land adjoining The Last One, Trewartha Road, Praa Sands, PENZANCE
Construction of a dwelling

It was proposed by Cllr Coleman, seconded by Cllr Greenough and resolved with one abstention that the application not be supported and the objections listed: This dwelling would be outside the Praa Sands curtilage (in Trevurvas) in an agricultural field and an AONB. There has been strong opposition from Neighbours. Not all neighbours have been informed of the application and it has not yet appeared in the local newspaper. Access would be very difficult - seemingly being across the front of The Last One. Additional traffic would cause problems - Trewartha Road being narrow and not in a good state of repair.

It is stated that this would 'round off' the residential boundary of the eastern side of Praa Sands but Council considers that this boundary has already been rounded off and that there should be no further building in that direction.

The Planning Officer contacted the Clerk asking if Councillors would be happy for him to refuse the application on all its objections apart from the access. The Clerk contacted 8 of the 10 Councillors who had voted and all 8 were happy for the officer to refuse on the grounds he had given. This will need to be resolved at this meeting.

It was proposed by Cllr Rashleigh, seconded by Cllr Ackland and unanimously resolved to confirm that the Parish Council is happy for the Officer to refuse on the grounds he had given.

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

PA13/05259 - Mr A Ballard - Sea Acres, Castle Drive, Praa Sands, PENZANCE

Demolition of dwelling and detached garage. Construction of 2 no. Dwellings and associated works

PA12/10523 – Mr S Whittingham – Riverside Bungalow, Townshend, HAYLE TR27 6AS

Demolition of a Mundic Bungalow and construction of a replacement dwelling. Amended design to planning approval PA10/07567

PA13/06000 Amended Scheme (PA12/02834) – Mr S Smith – Rose Cottage, Higher Road, Breage, HELSTON TR13 9PJ

Erection of a two storey extension and replacement of front windows

PA13/07302 – Miss A Chessun – Wheal Vreagh Farm, Wheal Vor, Breage, HELSTON

Continuation of use of land for the stationing of caravans and tents for holiday purposes

There was no discussion on this item so it was unnecessary for Cllr Higginson to leave the room.

PA13/07397 -Mr & Mrs Stuart and Eva Bainbridge – Glynn Cottage, Higher Road, Breage, HELSTON TR13 9PL

First floor rear extension with rear steps and landing to external entrance on new first floor

PA13/07673 – Green Light PBS Ltd – Huthnance Park, Nancegollan, HELSTON TR13 0AZ

Conversion of garage to form living accommodation ancillary to the main dwelling

PA13/07687 – Mr & Mrs T Coleman – Hendra Barn, Hendra Lane, Ashton, HELSTON

Removal of condition 8 in relation to decision notice W2/PA96/00704/F dated 4th November 1996: To allow full residential usage

PA13/07718 - Mr Calvin Warren - Kerensa, Higher Lane, Ashton, HELSTON TR13 9SB

First floor extension and construction of double garage

PA13/06536 - Mr L Tuckfield - Evergreen, Rinsey, Ashton, HELSTON TR13 9TR

Remove garage roof structure and replace like for like. Remove wooden window and replace like for like. Remove asbestos roof sheeting and replace with natural slate.

PA13/08138 – Mr & Mrs Aslian & Clive Blackmore – The Studio, Rinsey, Ashton, HELSTON, Cornwall TR14 9TS

Change of use from artist's studio to holiday letting cottage and proposed extension

g) **TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF GRANT OF CERTIFICATE OF LAWFULNESS**

PA13/07144 – Mr N J Bolitho – Huthnance Farm, Pengwedna, Nancegollan, HELSTON, Cornwall TR13 0AZ

Certificate of lawfulness for the continued use of log cabin as dwelling house

h) **TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF APPROVAL OF NON-MATERIAL AMENDMENT**

PA13/08417 – Mr Rupert Ross-Macdonald – Former Wheal Fortune Bungalow, Wheal Fortune, Sithney, HELSTON, Cornwall

Non-material amendment to application PA12/09015 to include substitution of approved roof covering with natural slate

i) **TO RECEIVE SUBMISSION OF DETAILS TO DISCHARGE CONDITIONS**

PA13/09416/S52/S106 and discharge of conditions apps – Mr Trevor Osborne – Penbro Farm, Breage, HELSTON, Cornwall TR13 9PN

Submission of details to discharge conditions 2,3,8 and 9 in relation to decision notice PA10/03914 dated 01/11/2010
Cllr Rashleigh read out the conditions.

j) **TO RECEIVE NOTICE FROM CORNWALL COUNCIL OF REFUSAL OF PLANNING PERMISSION**

PA13/06702 – Mr & Mrs Wass – Pengersick Farm, Pengersick Lane, Praa Sands, PENZANCE

Demolition of existing garage and erection of replacement dwelling

PA12/00049 - Mr Christopher Smith – The Caravan, Trewithick Road, Breage, HELSTON, Cornwall

Stationing of residential caravan and associated use of adjoining land

- k) **TO RECEIVE NOTICE FROM CORNWALL COUNCIL OF WITHDRAWAL OF APPLICATION**
PA13/08134 – Mr Peter Allsopp – Land rear of Lowena, Main Road, Ashton, HELSTON
 Change of use of land for siting of static caravan for storage and making refreshments
- l) **TO RECEIVE NOTICE FROM CORNWALL COUNCIL OF PREAPP PROPOSAL ADVICE**
PA13/02437PREAPP – Mr & Mrs Lake – 6 Godolphin Crescent, Godolphin Cross, HELSTOB, Cornwall TR13 9RB
 Removal of front lawn and formation of gravel drive for parking - **Advice given/application submitted**
PA13/02665PREAPP – Mr Bernard Sutton – Pordenack, Pengersick Lane, Praa Sands, PENZANCE, Cornwall
 5 day notice for removal of diseased and dead elms - **Planning Permission not Required**
PA13/02719PREAPP – Trevenn, 6 Penlee Close, Praa Sands, PENZANCE, Cornwall
 Proposed garden shed/store room – **Closed – advice given/application submitted**
- m) **TO RECEIVE NOTICE FROM CORNWALL COUNCIL OF APPEAL DISMISSAL & REFUSAL OF AWARD OF COSTS**
 Ref: APP/D0840/D/13/2202811 – Grenville House, Fore Street, Ashton, HELSTON, Cornwall TR13 9RW
- n) **ENFORCEMENT/PLANNING PROBLEMS**
- i) Acknowledgement of letter and Enforcement Plan received from Mr Mason
 This was acknowledged.
 - ii) **A resolution to make a decision as to whether the Parish Council wishes to meet with Mr Mason and if so, when**
It was proposed by Cllr Greenough, seconded by Cllr Coleman and unanimously resolved that the Clerk obtain a suitable date for the parish Council to meet with Mr Mason and Ms Jewel.

13. FINANCE

- a) **To resolve to authorise new bank signatory to replace Jan Anthony**
 After discussion, it was proposed by Cllr Wyvern Batt, seconded by Cllr Board and unanimously resolved that Mrs Janet Anthony be removed as bank signatory and replaced by Cllr Howard Bradford.
- b) **To resolve to approve and sign the 6 month Financial statement**
 Unfortunately Cllr Best had been unable to check the statement and so the item was deferred to the next meeting.
- c) **To resolve to approve Finance Regulations 6.6 use of a variable DD for payments to SW Water for quarterly water payments for Cemetery and Parish Rooms**
 It was proposed by Cllr Best, seconded by Cllr Coleman and unanimously resolved to approve Finance Regulations 6.6 use of a variable DD for payments to SW Water for quarterly water payments for Cemetery and Parish Rooms.
- d) **BT will now charge £6 for itemised bills. Clerk has therefore cancelled.**
- e) **To resolve to approve repair work to Shute Hill Plaque £63.60 including VAT**
 It was proposed by Cllr Coleman, seconded by Cllr Rashleigh and unanimously resolved that the repair work on the plaque at the bottom of Shute Hill be carried out by F Wearne and Sons in agreement with their quote for £63.60, including VAT.
- f) **To consider Accounts Team's recommendation to resolve that a laptop and projector are immediately purchased for use by the Clerk to project minutes, etc. onto the wall of the meeting room, thus saving on paper/printing costs**
 This was discussed and some Councillors felt that paper copies should still be provided. Cllr Best explained that paper copies would not be stopped, merely reduced. It was explained that it is not just a matter of the paper saving but also of moving into the 21st century. Cllr Greenough suggested that WiFi should also be made available for the Clerk and Councillors. **It was proposed by Cllr Greenough, seconded by Cllr Coleman and unanimously resolved that costings be obtained and that Council then take another look at the Accounts Team's recommendation that a laptop and projector are immediately purchased for use by the Clerk to project minutes, etc. onto the wall of the meeting room, thus saving on paper/printing costs.**
- g) **To 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 £50 payments: number 114 to Cornwall Air Ambulance towards assistance for Parishioners needing aid; number 115 to Open Spaces towards the work of the Association in Breage Parish; number 116 to CAB Helston, nearest branch, to help Parishioners sort their problems and number 117 towards the running of Helston Museum to benefit the Parishioners of Breage who visit it**
 These are grants that were approved for the 2013/2014 Precept but have not yet been paid.
It was proposed by Cllr Rashleigh, seconded by Cllr Board 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 £50 payments: number 114 to Cornwall Air Ambulance towards assistance for Parishioners needing aid; number 115 to Open Spaces towards the work of the Association in Breage Parish; number 116 to CAB Helston, nearest branch, to help Parishioners sort their problems and number 117 towards the running of Helston Museum to benefit the Parishioners of Breage who visit it.

h) To resolve to approve all other November payments

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

no.	Name	cheque	Service/item	Net	VAT	Total
111	The RB Legion	103276	s137 grant towards poppy wreaths for Remembrance Service	£90.00		£90.00
112	Breage & District Silver Band	103277	LGA1972 s145 grant towards Band for Remembrance Service	£40.00		£40.00
113	PCC of Breage	103278	Part 1 s2 PC Act1957 Ch42 Clock maintenance	£30.00		£30.00
114	Cornwall Air Ambulance	103281	s137 LGA1972 towards assistance Breage Parishioners	£50.00		£50.00
115	Open Spaces Society	103282	s137 grant towards advice for Breage Open Spaces	£50.00		£50.00
116	CAB Cornwall	103283	s137 grant towards advice for Breage Parishioners	£50.00		£50.00
117	Helston Museum	103284	s137 grant towards facilities for Breage Parishioners' use	£50.00		£50.00
118	e-on	dd	Electricity Streetlights September	£253.21	£50.64	£303.85
119	BT	dd	Telephone	£18.42	£3.68	£22.10
120	SSE Contracting Ltd	103285	Routine maintenance Streetlights	£166.43	£33.29	£199.72
121	R W Beard	103286	Basketball area trim	£30.00		£30.00
			Footpath E tarmac path & tarmac path PS	£40.00		£40.00
			Triangle & Green cut	£85.00		£85.00
			Lay-by A394 Breage	£60.00		£60.00
			1 cut Cemetery/B7G greens/ Field	£194.00		£194.00
				£409.00		£409.00
122	BT	dd	Mobile	£17.73	£3.55	£21.28
123	R Sanders		SWCP Contract	£359.56		£359.56
	invoices 11 & 12		footpaths:16/5,17/3,53/1,43/1,18/1,20/1,23/1,24/1,26/1,27/1,34/1,37/1,57/1,67/1	£208.98		£208.98
			stiles: 22/3,56/1,61/3,63/2	£97.26		£97.26
		103287		£665.80		£665.80
124	Trelawney Fire & Security	103288	Fire Alarm Service	£75.00	£15.00	£90.00
				£1,965.59	£106.16	£2,071.75
125	Mrs C L Macleod	103279	Salary October	£242.60		£242.60
126	PO Ltd (HMR&C)		PAYE Employer's NI	£114.20		£114.20
		103280		£356.80		£356.80
127	Mrs C L Macleod		Travel 18.5 mls @53p	£9.80		£9.80
			Parking	£1.00		£1.00
		103289		£10.80		£10.80
128	D R Treloar	103290	Caretaker salary October + backpay September	£34.40		£34.40
				£2,367.59	£106.16	£2,473.75

i) To acknowledge receipts

Admin: £5; Cemetery fees: £66

These were acknowledged.

j) Clerk to provide Bank balances

As at 31 October 2013 Current reconciled: £6,600.07; Tracker: £45,840.54; Petty cash £100; Total: £52,540.61.

14. FOOTPATHS

a) THE AIRMEN'S MEMORIAL TREGONNING HILL

To receive Footpath Councillor's report and to resolve to make a decision on whether to approve Germoe Parish Council's suggestion of a joint project in that footpath 25 should be cut on a regular basis and that a direction/interpretation marker be sited on PROW 25

Cllr Darby said that she had gone up again to the memorial as she hoped the path would have been cleared ready for Remembrance Day but had been unable to find it. She confirmed that it is only a small piece of footpath, about 25m, that needs to be opened up and kept clear. Germoe will put up the direction notices. From the pathway and across is in Breage Parish and the footpath in Germoe. Cllr Coleman felt that the path should be kept cut once it is opened up. Cllr Darby explained that the memorial is in the wall of the quarry and could prove dangerous for visitors who could easily fall into the quarry. **It was proposed by Cllr Ackland, seconded by Cllr Ackland that Cllr Coleman should arrange a date when he could accompany Cllr Darby and Germoe Cllr Geake to the memorial and the risk be further assessed at the next meeting.**

b) BLOCKED DRAINS CAUSING PATH EROSION PRAA GREEN

To receive Footpath Councillor's report on the Countryside Officer's recommendation and to resolve whether to approve the suggested work

Cllr Darby reported that she and the Clerk had met with Hamish Gordon, the new Countryside Officer, and saw the two new steps he has installed at Praa Green on the SWCP. These were felt to be a great improvement. A user of the path who has a walker has suggested to Cllr Board that the steps are too high but Cllr Darby believed them to be a good height. Mr Gordon wishes to cut the tarmac path and install a tiny raised area before the drain there to encourage the water running from Pengersick Lane to go down the drain and not continue onto the Green. He will need permission from you to do this.

Cllr Board spoke about the debris that comes down the entry beside the double gully where there is a large stone that encourages the debris to collect there. The owner of the adjacent land has suggested that the stone be moved. He is willing to remove the pampas grass there and it is suggested that the Parish Council have the stone moved to allow water to pass down to the gully.

It was proposed by Cllr Coleman, seconded by Cllr Best and unanimously agreed that Mr Gordon be given permission to install the small tarmac roll on the tarmac path at Praa Green and that the large stone at the beginning of the tarmac path be moved.

c) Footpath 64

Cllr Darby reported that this is overgrown and she had asked Mr Gordon to look at it and the dangerous steps. She read out Mr Gordon's reply:

'I've had a look at this Path and also discussed the history with Colin who was involved with the legal process to open it up. I walked it a couple of days ago and really found no problem with the overgrowth – there is some nettle and long grass but it is a Path in the countryside and doesn't, in my opinion, require a further cut this year. I think that if the first cut and subsequently the 2nd cut is left til later in the year (i.e. don't get the contractor to cut it until maybe mid/late June) then all should be fine. I also looked at the steps down to the road and agree that they could do with some widening. I will discuss with Colin again to make sure there are no nasty legalities over the step width and hopefully get this placed onto a work programme.'

Cllr Darby said that someone has now dumped a bucket of rubble at the Hendra end and at the far end, near the steps someone is piling up tree bits. There are nettles and thistles in the middle of the path. She wondered if it is worth asking Terri Winchester if 3 cuts would be considered for next year.

It was proposed by Cllr Darby, seconded by Cllr Coleman and unanimously resolved that Cllr Darby ask Terri Winchester if there is a possibility of 3 cuts for path 64 next year.

d) Footpath 3

Cllr Darby had reported the wobbly stile on this footpath and Mr Gordon was trying to confirm ownership to give specific timescales for the stile's removal and replacement.

e) Cllr Board spoke about Footpath 39 Higher Trevurvas. And said that the dispute on this path had been going on since 1975. Cllr Darby said that an agreement had been signed in August and there was just one minor point to resolve.

15. HIGHWAYS

a) **To consider Mr Rayment's request to debate the problems of enforcement of yellow lines in Trewartha Toad, Praa Sands**

b) **Temporary Road Closure –Prospect Row, Ashton, 4th to 6th November 2013, 0730 to 1800 hours for patching works**

This has been completed.

c) **To consider problems occurring Pengersick Lane, Praa Sands**

This was resolved in the previous item.

16. STREET LIGHTING

Dave Hendry has now been named as CC contact and he has been sent the relevant information regarding the possibility of CC taking over some of the Breage Parish streetlights

Cllr Ackland reported that a reply was still awaited.

17. CEMETERY AND CLOSED GRAVEYARDS**a) Complaint received re. overgrown heather on grave 317**

Clerk has written to the person responsible for the grave asking that the heather be cut back
No reply has been received.

b) Update on action taken re. the incorrect layout of grave 356

Cllr Best had met with Mr Knox who has asked if he may delay clearing the grave as his father has had a stroke and he needs to go and be with him. Cllr Best has agreed that this will be all right and has told Mr Knox that the question of kerbing stones would be discussed at this meeting.

c) To consider the reversal of minute page 30/06 , March 2006 not to permit kerbstones beyond row 17 of the Breage Parish Council Cemetery

Cllr Best advised that there had been so many complaints that the kerbstone permission had been removed. The Clerk said that she had checked with CALC and it is possible to make a new resolution. Cllr Bradford asked if kerbstones would be obligatory or an option. It was agreed that it would be an option. It was suggested by Cllr Higginson that if permission for kerbstones is to be given then the gravel chippings should be set in a thin layer of cement so that they do not travel when approached by the strimmer. The Clerk had no measurements of kerbstones to hand.

It was proposed by Cllr Best, seconded by Cllr Coleman and resolved with one vote against that the Clerk obtain recommended specification sizes for the kerbstones and bring these to the next meeting for approval next month.

d) To resolve whether to approve application for memorial stone for the late Brian Oliver Penrose, Section 1, Row 18, Grave 345

It was proposed by Cllr Best, seconded by Cllr Wyvern Batt and unanimously resolved that the application for a memorial stone for the late Brian Oliver Penrose, Section 1, Row 18, Grave 345 be approved.

e) To resolve that the wooden fence in the Cemetery be treated

It was proposed by Cllr Wyvern Batt, seconded by Cllr Best and unanimously resolved that the wooden fence in the Cemetery be wood treated by the Handyman.

f) To resolve to consider the Accounts Team's recommendation to purchase new galvanised gates with the remainder of the gift received from Ann Greenstreet's sister to include a dedication tab to Ann Greenstreet's mother

Cllr Best had obtained a quote for gates at the Cemetery and at the closed Cemetery, £500 and £200. These would be fully galvanized. The price includes all labour. After discussion it was decided that the Clerk should speak to Ann Greenstreet again and a way be looked into funding the closed Cemetery gates so that they could be purchased now. Cllr Rashleigh said that she was already looking into prices for this. Cllr Keeling had said that he would pay for the gates but no money was available until April 2014. It was agreed that Cllr Best speak to Cllr Keeling before the Precept meeting. **It was proposed by Cllr Ackland, seconded by Cllr Greenough and resolved with one vote against that the matter be further looked into with regard to the Closed Cemetery gates , in that Cllr Best speaks to Cllr Keeling and that with Ann Greenstreet's approval the gates for the Cemetery be purchased from the outstanding gift money in memory of her mother.** It was noted that Mrs Greenstreet had asked if perhaps a small tree could also be purchased.

18. BASKETBALL COURT PRAA SANDS

Following a visit to Praa Sands Cllr Darby and the Clerk observed the state of the Basketball court which is very overgrown.

To resolve that the overgrown Basketball court be cleared by the Handyman and that a new net be fitted to the ring
Cllr Darby reported that the brambles were a good 2 feet across the court and that the overgrowth of soil round the edges needed clearing. Cllr Board suggested this should be scraped.

It was proposed by Cllr Ackland, seconded by Cllr Coleman and unanimously resolved that the basketball court be scraped around the edges to clear the soil and the brambles should be cut back by the Handyman.

19. MESSENGER MAGAZINE**a) To make a decision on the offer received from the Editor of The Messenger Magazine (Parish of Breage with Godolphin & Parish of Germoe) for Breage PC to include a report each month**

This was discussed and Councillors felt that there was sufficient information on the Parish Council website and notice boards and that perhaps just the website address could be printed in the Messenger. **It was proposed by Cllr Ackland, seconded by Cllr Best and unanimously resolved that just the Parish council website address be shown in the Messenger magazine.**

20. WEBSITE UPDATE**a) To further discuss the updating of the website**

It was proposed by Cllr Coleman, seconded by Cllr Best and resolved with one vote against that the Parish Council should spend £600 on updating the Parish council website. The Clerk was asked to check on the possibility of a counter on the website.

21. TRAINING

- a) To receive reports on recent Code of Conduct Training Session

It was agreed by attending councillors that the training session was very good. Cllr Higginson said that previously when Councillors faced a Code of Conduct investigation they felt guilty until they were proved innocent. He was pleased to see that now Councillors are innocent until proved guilty.

22. COMMUNITY NETWORK REVIEW

Responses required by 20 November 2013

After discussion in which councillors expressed the view that there should be no network panels as they are another layer of bureaucracy between Parish Councils and Cornwall Council. **It was proposed by Cllr Greenough, seconded by Cllr Ackland and unanimously resolved that the response should be that there should be no Network Panels and that communication should be direct between parish councils and Cornwall Council.**

23. ASHTON AMENITY AREA

- a) **To discuss any information received from the Trustees**

It was noted that 10 grass cuts had been mentioned as being required. In the accounts submitted £600 had been spent on grass cutting and the Clerk had been informed that this was for 8 cuts. However it was thought that there had been only four to five cuts this year. Concern was expressed that it was difficult to look at the costing when nothing had been decided about the Parish Council taking responsibility. Question was raised about legal costs.

24. PRAA GREEN FENCE

- a) **To receive any advice given**

Colin Bayes had provided information on what others had done round the country re. dune management.

- b) **To consider site meeting offer from Steve Schotel**

Steve Schotel is willing to meet but not on Monday or Wednesday mornings. Cllrs Wyvern Batt, Darby, Coleman and Board were willing to meet with Mr Schotel. It was agreed that the best day would be a Thursday. The Clerk was asked to arrange a meeting.

25. REPORT FROM CLERK

- a) The Clerk had reported to CC that there is now a vacancy on the Council and that will be advertised and asked if she might have permission, once she had been cleared to do so, to advertise the vacancy?

It was proposed by Cllr Wyvern Batt, seconded by Cllr Ackland and unanimously resolved that the Clerk advertise the parish councillor vacancy once she is cleared to do so by Cornwall Council.

- b) The Clerk had received a report on the DCH drop-in session in Breage Village Hall on 24th November. The Clerk read out the following:

'I am very pleased to say that my colleagues in Sales and I were extremely happy with the turn out and the number of people that came forward and showed interest in not only the rented properties but the Shared ownership and Market sales properties as well.

'We would obviously like to thank the Parish Council and Cllr John Keeling for all their help in making it as successful an evening as it was and for helping to pass the word around as well.

'Most of the people interested in the rental properties were already on the Homechoice register and have been contacted by Cornwall Council since the meeting to ensure that their applications are all up to date and their local connections are on their applications.

'We did have 2 or 3 new people who weren't on the waiting list yet. These people were provided with Homechoice application forms and advised as to how to complete them and hopefully they will be returned to the council soon for assessment.

'We will continue to work in conjunction with the Council with regard to advertising the properties, and posting a "coming soon" advert. When I know this is going to be advertised I am more than happy to send this information through to you as well for the Parish's information.

Thank you again for your help.'

- c) No further information has been received on the proposal by Breage School to provide a defibrillator.
- d) There was a request from Dawn Hardy for financial help to advertise a local market being held in PSDCC. The Accounts Team looked at this but there is no provision for such a grant for advertising and Cllr Keeling is hoping to help.
- e) The fire alarm has been serviced. It will need new batteries next time as they have to be replaced after 5 years.
- f) The Clerk had sent a letter that had been approved by the Parish Councillors to Mrs Anthony following her resignation.
- g) A reply had been received from Mr Daddow about the possibility of a dog bin between Vicarage Row and the Old Vicarage:
- 'I have a waiting list with a number of requests for new installations and will add yours to this as a potential site for the trial installation of a bin, however, I cannot give any indication of how long it will be before this is considered further, as I do not currently have any remaining stock of bins. I would say that from my experience a bin will not necessarily solve the problem, as responsible dog owners will dispose of their waste appropriately regardless of*

whether there is a bin. If anyone is aware of the potential offenders then this information could be fed back to the Dog Wardens with a view to catching them and issuing a fixed penalty notice.

h) The Clerk had received a further complaint about the continued use of the land at Forth Vein for building waste rubble and large lorries and diggers. She had reported this again to Enforcement and had received the following reply:

'I am currently in the process of dealing with this matter and can confirm that Mr George has met with my colleague, Peter Blackshaw, along with his Agent regarding this site.

'Mr George intends to submit an application to develop the land in the near future and has been advised to clear the site prior to the application being submitted which he has agreed to do.

'I understand from Mr George that the tidying of the land started on 14 October which would explain the works currently being carried out.

'I hope this clarifies the position for you and we hope to receive confirmation in the near future that these works are complete and following this information a site visit will be carried out..'

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

Carleen Village Hall

Cllr Darby reported that there will be a soup and pudding lunch from 12 noon to 2 p.m. on Friday week. There will be a Quiz Night on Saturday 16th and the following week there will be a Carne to Cove production. These are usually very good.

Cllr Rashleigh asked if the Handyman could be put on a special course to deal with the knotweed in Breage playing Field. **It was proposed by Cllr Greenough, seconded by Cllr Coleman and unanimously resolved that Cormac be contacted for the dates that the knotweed had been treated and that enquiries be made about what qualifications are needed and the training cost.**

Cllr Rashleigh reported that a member of the public had complained about the brambles overgrowing the footway adjacent to Vicarage Row.

She had been asked if the closed footpath at Trevena that is closed because of a mineshaft would ever be re-opened.

Cllr Darby advised that this is a privately owned permissive right of way and not a footpath. Trevena Nurseries own the path and would need to be contacted to find the answer to the question.

Cllr Best reported that the footpath at Lower Polladras where the stile crosses, the waymarker has been broken off and that the stone-fenced footpath is difficult to use because of the overgrowth. Cllr Darby to investigate.

Cllr Best said the ditches and drains need to be cleared as the drain in the road at the bottom of Polladras is fully blocked and overflowing.

Cllr Rashleigh reported that the drain at Trevena is full of leaves and the one at Sethnoe Way, Breage, appears to be full of sand.

Cllr Board reported that there has been trouble with the toilets Praa Sands and a continuous water flow. Yesterday all the lights were on. The toilets were cleaned on 3rd. The toilets were due to only be open at weekends from 1 November. A report has been received from Mr Keast showing a history of the problems and hoping that all was now rectified.

Cllr Ackland reported that the moving of the waste bin at Carleen had been a wonderful move and he expressed his thanks.

Breage Playing Field

The Handyman had completed his inspection of the playing field and had submitted his report that has been circulated to councillors. It has also been sent to the Field Committee Secretary.

27. CORRESPONDENCE

War Memorials Trust – does anyone care about your local war memorial?

Open Spaces – Open Space magazine vol 30

Clerks and Councils Direct - November 2013

The Conservation Volunteers – Free trees

SLCC – news bulletin

rsnonline – Rural opportunities bulletin October 2013

Julie Girling MEP – Video blog

rsnonline – Rural Vulnerability Service Broadband October 2013

FiT – Awards 2013

CALC – newsletter issue 08

rsnonline – newsletter 14 October 2013

Came&Company – newsletter Autumn 2013

LAIS – scrap metal dealers

CC- Your budget

rsnonline – newsletter 21 October 2013

Julie Girling MEP 2nd video blog

SLCC News Bulletin – survey Council Tax Support Funding – by 29th November

FiT – Christmas shopping

rsnonline – newsletter 28 October 2013

CALC – Larger Councils Conference – 20 November 2013

Signpost – Voluntary Sector Forum

Open Spaces – Outdoor Personality of the Year

To note any correspondence received since the agenda was published

rsnonline – Newsletter 5 November 2013

rsnonline – Annual Meeting - London 18 November

Fit – Review/survey

Avon & Somerset Constabulary – Photo of a male who may try to attend local churches to identify members from whom he can request money

28. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA

Lengthsman Scheme – Council's response.

29. TO CONFIRM THE DATE AND TIME OF NEXT MEETINGS

THE PRECEPT/BUDGET MEETING THURSDAY 21 NOVEMBER 2013 AT 7.00 P.M.; ORDINARY PARISH COUNCIL MEETING TUESDAY 3 DECEMBER 2013 AT 7.00 P.M. MEETINGS TO BE HELD IN THE PARISH ROOMS

30. 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 Wyvern Batt, seconded by Cllr Ackland 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

Members of the Public left.

31. COMPLAINT

One of the Councillors spoke about a Code of Conduct complaint that had been made against them.

There being no further business the meeting closed at 9.55 p.m.

BREAGE PARISH COUNCIL

MINUTES OF PUBLIC PARTICIPATION DURING THE ORDINARY PARISH COUNCIL MEETING HELD 5 NOVEMBER 2013 IN THE PARISH ROOMS BREAGE

At 7.11 p.m. the Chairman invited members of the public to put forward any concerns they had, or issues they wished to make known to the Parish Council, in regard to any items on the agenda.

Mr Gittings, a next-door neighbour, spoke about his concern about the proposed new build behind Pencair in Higher Road, Breage PA13/08997. He had provided the Parish Council a list of his and his wife's objections and now voiced some of them: There is a very narrow shared access to the plot. There is the possibility of damage to very old walls on both sides of the driveway. There have been several near misses with oversized vehicles driving down the narrow driveway over the past few months. The resulting increase in traffic would make it unpleasant to live here. There were many inaccuracies in the design and access statement.

There is a mains water pipe running the entire length of the driveway which is prone to problems. Heavy vehicles continually using the driveway could cause problems for several properties. There is also an old well near the corner of the Old Chapel. The plans include knocking down the original boundary walls, which are a particular feature of Breage. Constructed of stone, many are arranged in vertical stacked courses with plants growing above them. These plants are mentioned in the Conservation Area Document – Breage Conservation Area Appraisal and Management Strategy.

There is confusion as to what is being built as it is called a bungalow but the plans show a very large house – larger than Chapel House. There is no mention of what will happen to the existing garage which forms the boundary with Chapel House. The window statements in the design and access are incorrect. On the first floor there is said to be one window but on the plans there are three. It says there are no windows to the rear of The Old Chapel but there are five. The additional turning space would encourage more vehicles in an already tight driveway. There is only one area where recycling and rubbish collection can be put and there will be three properties competing for this space. Mr Gittings said that they objected to anything being built on the site as it is unnecessary would spoil the rear of Higher Road.

Mrs Gittings added that Pencair is now a business address for Contact Electrical and there are always lots of vehicles there at all hours. More would add to the congestion.

Mr Liddell a neighbour in Chapel House, had also contacted the Parish Council about the application behind Pencair. He said that he strongly objects for the reasons given in his letter:

There is no adequate access to the rear of Pencair other than the narrow driveway.

Chapel House is the only house set back from the road in Higher Road. It is a purpose built dwelling circa 1859 as a Manse for the Old Chapel. Any other building would take away this unique situation.

Mr Liddell felt the current bungalow, Pencair to be perfectly adequate for a growing family and well built. The previous owners had extended the living area into the loft adding two bedrooms and a small additional bathroom. The proposed new build would dwarf Mr Liddell's property, cast shadows in daylight and block 100% of the sunlight. Mr Liddell stated that he was not willing to give up any of his land and referred to page 36.

He felt that parking in the front garden of Pencair should be avoided. Based on the plans he felt that the continual parking would undermine the walls. He found the proposal detrimental to a Conservation area. It says in the design statement that the property cannot be seen from Higher Road but if the current garage is knocked down it will be completely visible. He added that Pencair was built in the 1920s not the 1930s as stated. He repeated his concern about the narrow driveway.

Mrs Liddell, had also written in to the Parish Council as joint owner of Chapel House. She emphasised that the access needs to be kept clear at all times and added that she was apprehensive about the associated works, wondering if it had little to do with domestic and more to do with business.

Mr Richards a neighbour in the White House also expressed concerns about the proposal for Pencair and felt he would be overlooked.

Ms Davies spoke about bags of dog toilet being thrown over the hedge into her field and she expressed concern that her cattle could eat these. It is the pavement area between The Old Vicarage and Vicarage Row that Ms Davies felt could do with a dog bin being installed. She also added that she wished to dispel the rumours that she had put in a planning application and said that she had merely made enquiries.

Mr Smith spoke about the footpath near Breage School, his field and Rosevear's and the alterations that had taken place. He said that some points raised had not been correct. He raised the matter of a complaint against a Councillor and was advised to see the Clerk so that she could inform him how this could be done.

Mr Rayment spoke about:

- 1.The Messenger Magazine, saying that the editor Anna Harry needed copy by the third week of each month.
 2. The speed of traffic meeting Pengersick lane , Praa Sands at the crossroads., saying it was turning in at 45-50 m.p.h.,
 - 3.The new 30 m.p.h. speed limit at Germoe was being disregarded. He spoke about Community Speedwatch that volunteers could be trained for.
 - 4.Parking in Trewartha Road - road markings were still not being enforced. He had contacted Mr masters in July because of the raft race parking. The chief Executive had said that in order for CC to enforce all lines and times had to be correct and there are discrepancies. Mr Rayment said these have been known of for a long time.. Nothing can be done because of budget restraints.
 - 5.Planning Applications – Mr Rayment had sent in his comments re. Praa Sands applications.
- Public participation ended at 7.35 p.m.