

BREAGE PARISH COUNCIL

Mrs Carol Macleod

Clerk to the Council

Tel: 01326 574781

E-mail: breageparishcouncil@btconnect.com

Website: www.breagepc.org.uk

77/13

Parish Rooms

Breage

Helston

TR13 9PD

MINUTES ORDINARY PARISH COUNCIL MEETING TO BE HELD IN THE PARISH ROOMS

BREAGE ON TUESDAY 6 AUGUST 2013 AT 7.00 P.M.

Present: Cllr Mrs J Anthony (Chairman)
Cllr T Ackland
Cllr A Best
Cllr Mrs T Board
Cllr H Bradford
Cllr S Caddick
Cllr T Coleman
Cllr Mrs P Darby
*Cllr P Greenough
**Cllr G Higginson
Cllr Ms C Rashleigh
Cllr Mrs R Wyvern Batt
Cornwall Cllr J Keeling MBE

Mrs C Macleod (Clerk)

12 Members of the Public

The Chairman welcomed everyone and apologised for the delay in starting the meeting and explained that Mr Stone, one of the applicants for the co-opted Councillor vacancies item, had arrived a few minutes before the meeting and apologised but unfortunately has had to withdraw and will be unable to stand for co-option at this time or any time in the near future. There would therefore only be two applicants but the voting procedure as listed would go ahead as that is what is on the agenda.

1. FIRE EVACUATION PROCEDURE

The Clerk read out the Fire Evacuation Procedure.

2. APOLOGIES FOR ABSENCE

There were no apologies for absence.

3. DECLARATIONS OF INTEREST

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

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

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

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

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

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

There were none.

c) To take consideration of written requests for dispensations

There were none.

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

4. TO CONFIRM THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING ON 2 JULY 2013 AND THE EXTRAORDINARY PARISH COUNCIL MEETING ON 22 JULY 2013

It was proposed by Cllr Ackland, seconded by Cllr Bradford and resolved with one abstention that the minutes of the Ordinary Parish Council Meeting on 2 July 2013 be signed as a true and correct record.

It was proposed by Cllr Coleman, seconded by Cllr Rashleigh and resolved with one abstention that the minutes of the Extraordinary Parish Council Meeting on 22 July 2013, with one amendment be signed as a true and correct record.

The amendment was page 75/13, item 6a) Planning, middle of the page 3rd and 4th lines after 'Cllr Board' 5th : delete '66' add '49' and add '66' before 'Parc Morrep'.

5. CHAIRMAN'S ANNOUNCEMENTS

The Chairman spoke of the e-mail re. Seminar Town & Parish Councils Summit on 21 September 2013. She recommended this saying that she had attended last year and that it was well worth attending as real issues were discussed. Although Breage does not have a Neighbourhood Plan the Chairman felt that other important matters would be discussed. The Chairman reported that on Tuesday 13 August 2013 at 2.30 p.m. flowers would be laid at the N461 memorial on Praa Green. This will be the 70th anniversary that the surviving crew members, who had flown again after the N461 incident, lost their lives on another Sunderland in the Bay of Biscay.

6. POLICE REPORT

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

PCSO Whitford gave the following report:

'There were 5 crimes reported to the Police in the period of July 2013

'Breakdown as follows:

'Breage:

Vehicle Interference – no further lines of enquiry

'Praa Sands:

Complaint Re: Dogs Minor and Non Injury – Ongoing investigation

'Trevurvas Ashton:

Complaint Re: Dogs Minor and Non Injury – Ongoing investigation

'Carleen:

Complaint Re: Dogs Minor and Non Injury – Ongoing investigation

'Godolphin Cross – Theft – Heating Oil – no further lines of enquiry

'Over the period of June/July there have been 5 reports of dog incidents within the Parish. Owners are reminded to ensure their dogs are fully under control whilst walking them. I have liaised with Cornwall Council Dog Warden re: joint walkabout around Praa Sands Beach and surrounding areas to offer advice and enforce dog fouling and conforming to beach times.

'For note - after liaising with dog warden and beach lifeguards there has been a decline of dogs on the beach outside permitted hours.

'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.'

The Chairman invited questions for PCSO Whitford.

Cllr Rashleigh asked if he had had chance to check the parking at the top of Shute Hill.

PCSO Whitford had not had time for this as he had been checking traffic and speed.

Cllr Anthony asked whether there was a way to make the theft of heating oil more difficult.

PCSO Whitford said that a cage and alarm bells would probably be the only way.

PCSO Whitford was thanked for his attendance and report and he left at this point to attend another meeting.

7. PUBLIC PARTICIPATION

Public Participation was held here from 7.12 to 7.28 p.m.

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

8. REPORT FROM CORNWALL COUNCILLOR

Cllr Keeling said how nice it was to see such a good turnout and gave the following report:

'A number of meetings this month including: full council, Resources and Finance Advisory Committee, Constitutional and Governance Review Panel, Cabinet, Standards Committee, Scrutiny Management Committee and various Community meetings.

'I put a question to full council reference the recent amended Secondary legislation from the Department for Communities and Local Government regarding compulsory pre-application discussions with local Communities for the more significant onshore wind applications; and sought Reassurance that the change would be subject to further consultation prior to consideration of the emerging Cornwall Local Plan; and included as part of planning guidance on how impacts arising from renewable energy developments could be addressed and progressed formally. The secondary legislation had yet to be introduced but the council's planning application guidance would be amended in due course and would strengthen Cornwall council's current approach.

'I also asked a supplementary question and requested to know if Guidance would be given to complement the community benefit proposals for approved applications and whether the benefits would represent communities' needs. Reassurance was given that this would be the case.

'The Standards Committee put forward a motion expressing the Council's concern about the lack of powers to impose more meaningful sanctions against council members who had seriously breached the code of conduct. On an amendment it was resolved that:

(a) The Council writes to the Department for Communities and Local Government and the Committee for Standards in Public Life expressing The Council's concerns over the removal of the Council's power to impose More meaningful sanctions in response to breaches of the Members' Code Of Conduct and to ask to ask for a review of the current position, including consideration of the introduction of a democratic poser of recall for the electorate in cases of serious wrongdoing on the part of their elected representative.

'The delivery of the A30 Temple to Carblake Improvement Scheme (de-trunking the A30) moved closer to fruition after some 25 years of aspiration by the council. The Cabinet moved various recommendations including the matter of compulsory purchase and a separate recommendation will be going to full council for the approval of the £30 million, funded by borrowing to be added to the Capital Programme as the council's initial capped contribution to the project. Other matters include a public meeting at Porthleven regarding the 60 house development at Shrubberies Hill and continuing discussions on the selection of a new Chief Executive Officer for Cornwall Council.

'Local Matters:

'Breage – 2 planning applications will be going to full planning later in August and they are the Sea Acres and Penwerris Rise proposals, at Praa Sands. I spoke to people living in Bakers Row, Breage and there seems to be no obstacles to them removing sufficient stonework from the north end of the hedge fronting the highway to compliment the southern end. The Highway's Manager as no objections to the idea and confirms that it would promote road safety. Volunteers cleaned up a property in the parish to enable children to play in safety and I am grateful to the members of the Executive Directorate, Cornwall Council for their efforts and hard work in the Volunteer Cornwall Scheme.'

9. TO ELECT BY CO-OPTION 2 NEW MEMBERS OF BREAGE PARISH COUNCIL

2 Vacancies exist following the May 2013 uncontested election. These were advertised with a closing date of 19 July 2013.

a) Applications have been received from Mr Pete Greenough, Mr Graham Higginson and Mr George Stone

As explained by the Chairman, Mr Stone had apologised but unfortunately has had to withdraw and will be unable to stand for co-option at this time or any time in the near future.

There would therefore only be two applicants but the voting procedure as listed would proceed.

b) Letters from the applicants will be read out by the Clerk and the applicants will be given the opportunity to add any further details or to ask any questions. Members will be invited to ask questions of the applicants.

The Clerk read out Mr Greenough's and Mr Higginson's application letters.

Mr Greenough was asked if he wished to add anything. He said that he had really enjoyed the time he had spent as a Breage Parish Councillor. He explained that he had taken great interest in Affordable Housing, the Haulfryn development and the Budget/Finance/Precept at that time.

Mr Higginson was asked if he wished to add anything but he did not.

The Chairman then asked if Councillors wished to ask the applicants any questions.

Cllr Caddick asked Mr Greenough if he had served in the Royal Navy with Neil Lawson.

Mr Greenough replied that he had been in the RN for 23 years and had served with quite a few people. He did not recall Mr Lawson.

Cllr Caddick asked Mr Higginson what else he felt he could bring on top of the marvellous amount of things he had listed.

Mr Higginson said that he did not know.

Cllr Anthony asked Mr Higginson why he had given his reasons for leaving the Council as 'heavy workload' when in his resignation letter other reasons had been given.

Mr Higginson said that he had disagreed with the Chairman being a Cornwall Councillor and Parish Council Chairman. He had felt there was a conflict between the two. He had not mentioned it in his letter as he had not felt it to be necessary to drag it up again.

Cllr Anthony asked if he would still see things in the same way if this happened again.

Mr Higginson said that if a Cornwall Councillor became Chairman, then yes, this would be the same problem for him.

c) **A WRITTEN VOTE WILL TAKE PLACE FOR VACANCY 1**

The Clerk handed out voting slips and envelopes for Vacancy 1 explaining that there were now two applicants: Mr Pete Greenough and Mr Graham Higginson. Councillors had one vote and they were to write their name on the voting slip to enable the Clerk to see that each Councillor had only one vote.

The written vote took place and the Clerk collected the voting slips.

d) **THE MEETING WILL CLOSE to allow the Clerk to count the votes**

The meeting closed to allow the Clerk to count the votes. She left the room.

e) **THE MEETING WILL RE-OPEN and if there is a clear majority the name of the successful applicant will be announced
Should there not be a clear majority the name of the person receiving the lowest number of votes will be removed and the meeting be re-opened for the vote to be retaken, closed again for the votes to be counted and then re-opened and the name of the successful applicant will be announced**

The Clerk returned and the meeting was re-opened. **The Clerk announced that Mr Pete Greenough had been co-opted as a Breage Parish Councillor by a majority vote.**

f) **A Declaration of Acceptance of Office will be completed, signed and read out by the new Councillor**

The new Councillor will be permitted to vote in the second ballot and on all further Council matters but must declare any relevant interests

Mr Greenough completed, signed and read out his acceptance of office and the Clerk countersigned it. Mr Greenough was given a Register of Interests form to complete and return to the Clerk.

Cllr Greenough was invited to take his seat with the other Councillors, which he did.

g) **A WRITTEN VOTE WILL TAKE PLACE FOR VACANCY 2**

The Clerk handed out voting slips and envelopes for Vacancy 2. The Clerk had distributed incorrect voting slips and this explained that there was now only one applicant, Mr Graham Higginson, that Councillors had one vote and they could either vote for Mr Higginson with a cross or leave the paper blank and that if Mr Higginson received one vote or more he would be co-opted.

The written vote took place and the Clerk collected the voting slips.

h) **THE MEETING WILL CLOSE to allow the Clerk to count the votes**

The meeting closed to allow the Clerk to count the votes. She left the room.

i) **THE MEETING WILL RE-OPEN and if there is a clear majority the name of the successful applicant will be announced
Should there be a tie in the number of votes the meeting will close for the vote to be retaken and then open again for the name of the successful applicant will be announced**

The Clerk returned and the meeting was re-opened. **The Clerk announced that Mr Graham Higginson had been duly co-opted as Breage Parish Councillor.**

j) **A Declaration of Acceptance of Office is will be read out by the Clerk and signed by the new Councillor**

The new Councillor will be permitted to vote on all further Council matters but must declare any relevant interests

Mr Higginson completed, signed and read out his acceptance of office and the Clerk countersigned it. Mr Higginson was given a Register of Interests form to complete and return to the Clerk.

Cllr Higginson was invited to take his seat with the other Councillors, which he did.

k) **The Clerk will provide the new Councillors with relevant paperwork, etc. after the meeting**

The Clerk confirmed that she had a package of documents for the new Councillors.

10. PLANNING

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

PA13/5101 – Mr G Anstee – Engine House Cottage, Poldown, Breage HELSTON

Retrospective application for the provision of a new access – time extension granted

Cllr Higginson asked if he should declare an interest as he was a campsite owner. The Clerk advised that he did not need to declare an interest.

Cllr Bradford said that in the previous application vehicular access had been refused and he did not see that there was a case for it anymore. He asked how an application could be attached to one that had been refused.

Cllr Board felt that creating a further access onto an inferior road when there are already two perfectly good accesses would cause problems. It could create danger for visitors. She felt the other two accesses to be lovely and could not see a reason for this application and would not support it.

Cllr Ackland said that the work that had been done had been done to a good standard but it is retrospective work that should not have been done.

Cllr Rashleigh agreed with this.

Cllr Board also agreed, adding that the previous application had not been supported by the Parish Council and that neighbours had again raised objections this time.

Cllr Caddick spoke about the quarry that had been there and the 1970's re-grading at the top of the lane plus the in-filling and fly-tipping that had caused flooding problems for that long. He spoke of the dry summer and that the recent rain had not topped up the water. He said that it needed to be looked at again in the winter when there could well be a run off.

Cllr Anthony said that she had taken a good look at this application and could not get away from the fact that it was retrospective. She said there was enough evidence to convince her that this proposal and the work that has been carried out puts neighbouring dwellings & property at risk of flooding. The planning list of constraints confirms that this area is susceptible to surface water flooding and Cllr Anthony was disappointed that there is no flood risk assessment

with the application considering the concerns that have been expressed over a very long period. In spite of the Natural Environment Officer (Hydrology) comments on the refused application that there should be a scheme to provide for the management of surface water run-off from the access track this has not been provided. Cllr Anthony felt that this cannot be addressed by a condition to provide this before any work commences (as suggested by the NEO and proposed by the planning officer on the refused application) because the work has been completed. There is no information about the gradient on this steep bank. The NEO also commented in the refused application that on such a steep gradient a permeable surface should not be used and is not a viable solution. The case for another access no longer exists, i.e. planning permission for conversion of the Engine House into holiday units was refused and therefore any access should only serve one dwelling - Engine House Cottage. There is a perfectly suitable alternative access for this purpose to the north, onto a tarmac road and with better visibility onto the Carleen-Sithney road. Access in this proposal is no safer than the existing access. The unauthorised work that has been carried out has created a huge adverse visual impact on this protected World Heritage Site.

Mr Anstee interrupted the meeting at this point and was asked by the Chairman to leave the meeting, which he did.

It was proposed by Cllr Anthony, seconded by Cllr Rashleigh and resolved with one abstention, to object to the application for the following reasons:

There is no surface water run-off management scheme. This cannot be addressed by a condition before any work commences (as suggested by the Natural Environment Officer and proposed in the Officer's report to Committee on the refused application PA10/03123) as the unauthorised work has been completed.

There would be a serious adverse impact on neighbouring properties resulting from an increased risk of flooding from surface water run-off in an area that is already identified as being susceptible to surface water flooding.

There is no Flood Risk Assessment with the application.

In the previous refused application the Natural Environment Officer (Hydrology) stated that the proposed surface treatment should not be used on such a steep gradient, and a condition (11) was proposed by the Officer that no work should commence until "full details of both hard & soft landscape work have been submitted and approved".

None of this has been provided in this retrospective application.

The case for this additional access no longer exists following refusal of planning application PA10/03123 as the property access should only be serving one dwelling - Engine House Cottage. There is also an existing access to the north of the property that is a safer access onto the Carleen-Sithney road that can be used without adversely impacting on neighbouring properties and the local environment.

The unauthorised work has created a serious adverse visual impact on this protected environment - a World Heritage Site, and the Conservation Officer should have been consulted on this application.

No information has been provided regarding the boundary treatments/landscape works, which was a condition (9 & 11) contained in the Officer's report on the previous application. These detailed conditions were obviously believed necessary and required that before work commenced details of all boundary treatments would have to be approved "in the interests of visual and residential amenity and in accordance with the aims and intentions of Policy 2 of the Cornwall Structure Plan".

It was asked that if the Officer disagrees with the Parish Council's objection that this application go before the Planning Committee. It was also stated that Block Plan 03 is showing Engine House Cottage in the wrong position.

PA13/03988 Revised Application for approved PA10/05608 - Mr R Tippett - Breakers, Penwerris Rise, Praa Sands, PENZANCE

Retention and completion of a dwelling to include increase in height, addition of a dormer window on rear elevation and amended design of hip roof with increased massing on gable ends – time extension granted

Comment was made that again this is retrospective and the work has already been done.

Cllr Best felt that not all retrospective applications should be dealt with by knocking things down because they have been built without permission as sometimes people don't know that permission must be sought.

Cllr Higginson found it unbelievable that so much had been permitted to continue. He added that anyone could build whatever they liked but if someone objected it appeared to be a way forward for a 'yes'.

Cllr Bradford was sympathetic to the concerns of the objectors to this Application and to the original Planning Application but said that the development does have Planning Permission. He felt that the alterations that have been made as far as he could see have been made for sound technical reasons. The ridge height is higher than on the planning drawing but what was there is not actually buildable. The applicant should have asked permission. The dormer window, for instance, could not have been constructed easily in the position shown on the Planning Drawing, with the hipped roof and Dutch gable end construction behind it as shown. The replacement of a 'Velux' type window with a second Dormer Window on this elevation without asking permission, is unfortunate but if one dormer window and one 'Velux' window have already been approved here, with the same views and potential over-looking Cllr Bradford could see no reason to object to something that will be an improvement to the building, both in its looks and in its use. It needed a full height roof truss to span the construction back to front, on each side of the dormer window. to be able to support it securely - a more complicated 'cut' roof would never have been so sound or satisfactory. This means that the ridge line of the roof had to be extended behind and beyond the position of this Dormer Window, which meant that the sloping hip end of the roof then would have to be reduced as well, as a result, all resulting in the vertical part of that end gable wall (and only the wall and not the whole elevation) being higher than shown on the Planning Drawing.

Cllr Greenough thought that the builder would have known that the roof was not viable. He did not know if this warranted the building being pulled down but he felt that Planning should have taken earlier notice of the objections

and that the concerns that were expressed were not responded to. Regarding the ridge height he felt that most people in Praa Sands would like to have a higher roof. Cllr Greenough said that he could not support the application.

Cllr Anthony felt that the terms used would not mean much to most lay people and felt that that they would interpret the decision as the ridge being the same height as that of Breakers.

She continued that the original application had come to the Parish Council twice. The second time the plans had been amended to lower the roof to address neighbours' concerns. The Parish Council objected, but the application was finally approved and signed off by delegated powers.

Conditional planning permission was granted:

Condition 3 permitted development rights removed preventing enlargement of the dwelling house and enlargement of or any other alteration to the roof.

Condition 8 the construction will be in accordance with the approved plans

Officers Report - the officer states that following discussions with the agent the ridge of the proposed dwelling has been dropped by half a metre to better reflect the massing and scale of the adjacent bungalow. This equates to the ridge being the same height as that of Breakers and will ensure that the new Dwelling reflects the scale and massing of surrounding development.

The developer proceeded to construct the dwelling higher and put in an additional window overlooking the neighbouring dwelling's main living accommodation.

Cllr Caddick felt that the Building Inspector should have been more conspicuous. He felt that the size, height and density of the building to be overbearing for the neighbouring property and he would not support the application.

It was proposed by Cllr Greenough, seconded by Cllr Best and unanimously resolved to object to the application on the following grounds:

Scale (height) of the building is overbearing and inappropriate for this location

With the addition of the second dormer window there would be unacceptable overlooking of neighbouring dwelling's 'principal elevation' - i.e. main living accommodation.

The terms of this application goes against all the principles already established for this site by Cornwall Council planning - to protect the interests of the amenities of the occupiers of adjacent dwellings and the visual amenity of the area, established and defined in the original planning permission. It was requested that this application go before the Planning Committee for determination.

Cllr Higginson said that he would have to abstain from voting on the following applications as he had not viewed them.

PA13/05453 – **Mr A Allan – Caravan, Clover Meadow, Higher Road, Breage, HELSTON TR13 9PL**

Certificate of Lawfulness for the continued use of a residential caravan – time extension granted

Cllr Rashleigh said that this application follows on from the Ashley House application when it was realized that there was a caravan in the field. A letter saying there had been a caravan there in the 1970s, early 80s had been viewed and also 2 letters from neighbours stating that there had been nothing in the field since they moved in until the present caravan. Neither of these supported the length of time stated in the application.

Cllr Greenough questioned the phrase 'continued use'. Cllr Board said that the van according to the neighbours has only been there about 2-3 years.

The Chairman said that Councillors had no personal evidence to give and therefore could only pass on the neighbours' comments. It would be for Mr & Mrs Allan to prove that the caravan had been there long enough for a certificate of lawfulness to be granted.

At this point Mr Allen interrupted the meeting and was asked by the Chairman to desist. He did not and was asked to leave the meeting which he eventually did, together with Mrs Allan at 8.43 p.m.

PA13/05733 – **Mr Oldfield – Newcroft, Herland Road, Godolphin Cross, HELSTON**

Proposed replacement garage – time extension granted

Cllr Wyvern Batt felt that this would be an improvement.

It was proposed by Cllr Ackland, seconded by Cllr Best and resolved with one abstention to support the application.

PA13/05669 – **Mr & Mrs C Lock – Westward Ho, Main Road, Ashton, HELSTON TR13 9SD**

Construction of two replacement dwellings, new septic tank, new access and drive – time extension granted

Cllr Coleman said this had never been two dwellings. It is one bungalow fairly recently divided, not through a Planning Application, for two occupants. With this application a replacement bungalow and an executive type house were being applied for. He felt this to be overdevelopment.

Cllr Bradford agreed that there had never been two dwellings to replace and until Mrs King left it was single occupancy. He said that the new application would be taking a chunk of the adjacent field to form a new access when there is already a perfectly good access.

Cllr Board felt that the change of use of agricultural land to domestic was out of character. Apparently there had been a pre-application and it was felt to be a pity that Parish Councillors had not been advised of this.

It was proposed by Cllr Coleman, seconded by Cllr Ackland and resolved with one abstention to object to the application for the following reasons:

The proposed buildings would be overdevelopment and out of character with the surrounding area.

The information is incorrect as there is only one dwelling on the site.

One single storey building would be preferred.

The present access is felt by Council to be perfectly good and safe.

Council also objects to the change of agricultural use to domestic.

Council found it strange that the plans show a turning area for delivery vans when two turning areas have already been included.

There was apparently a preapp for this application and Council felt it would have been helpful if the Parish Council had known about this.

PA13/04908 – Mr T Drage – Springfield, Trescowe, Goldsithney, PENZANCE, Cornwall TR20 9RN

Change of use of agricultural land to part extended domestic garden and part orchard, the erection of a garden shed and the installation of two first floor bedroom windows – time extension granted

Cllr Rashleigh felt that there is more than enough room in the present garden and objected to the proposal to use agricultural land as part of a domestic garden.

Councillors did not object to the proposed windows.

It was proposed by Cllr Rashleigh, seconded by Cllr Ackland and resolved with two abstentions to support the installation of the two first floor bedroom windows but to object to the proposal to use agricultural land as part of a domestic garden as the present garden was sufficient in size to house the new garden shed.

PA13/06179 – Mr & Mrs L Anderson – Penolver, Wheal Vor, Breage, HELSTON TR13 9NQ

Proposed change of use of existing detached ancillary accommodation to holiday let

Cllr Best felt that there was no need for additional holiday accommodation and that a need had not been established in the application. He felt that there were other holiday businesses around this area.

Cllr Caddick did not like the access/exit as it is blind to the left and completely blind to the right. He felt this would be a safety issue for holidaymakers who did not know the area.

It was proposed by Cllr Caddick, seconded by Cllr Greenough and resolved with one abstention to object to the application on the grounds that the blind access/exit from and onto a busy road would be a safety risk for holiday tenants and there was felt to be no established need for this plan as there are other holiday businesses in this area.

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON 2 AUGUST 2013

PA13/05511 – Ms Christine Jilbert – Castle Gate And The Shippon, Pengersick Farm, Pengersick Lane, Praa Sands, PENZANCE, Cornwall

Single storey annexe for Castle Gate and extension for The Shippon

A letter had been received from Jonathan Hodgetts, Chairman Pengersick Historic & Education Trust who had written on behalf of the Trustees. This had previously been circulated to Councillors and was now partially read out by the Chairman:

'On behalf of my fellow Trustees I wish to strongly object to the proposed extensions to The Gate House (note referred to by English Heritage in 2009 as 'The Granary') and The Shippon.

It is also worthy of note that neither Messrs Kelly nor McMahon are now involved in/responsible for, through their respective roles within English Heritage, this particular area in Cornwall.

I would also wish both Breage Parish Council and Cornwall Council to note The Pengersick Historic & Education Trust has not been afforded any notification of these proposals as the immediate neighbour; (similarly, neither was any notification received by The Trust in regard to the now withdrawn application No PA13/02865 in respect of The Gate House).

Application detail

The application does not provide sufficient detail – i.e. an elevation and section which would show the projection past the existing Castle Gate; lack of historic survey and recording of the existing curtain wall; no archaeological recording, evaluation order desktop study, no photographs; the justification statement is very weak, lack of detailing showing how the historic curtain wall will be affected–i.e. lead flashings, dry lining (?), what are the rooms to be used for and where does any drainage run?

On these grounds alone the application should be withdrawn/rejected.

Scale and size of extension

Guidance is given in the Cornwall Design Guide with respect to the form, scale and proportion of extensions to existing dwellings and buildings. An extension should be designed with an awareness of the effect it will have on the form of the dwelling or building as a whole. The best extensions are subordinate to, rather than dominate, the original building and they should respect the form and character of the original using the same design and architectural elements.

To achieve the effect of subordination it is good practice to step down the extension's roof ridge line and to have a slight set back of the walls to the front and rear.

As a general rule, extensions in excess of 25% of the volume of the original building are considered visually unacceptable. The scale of an extension should ensure the original architectural character of the building is not harmed and the original building continues to dominate.

We note there appears to be an extension to both The Shippon and Castle Gate although not clear on the plans.

Taking the masse par ate extensions to each building: the proposed extension to Castle Gate has a larger footprint than that of the existing gatehouse; whilst the extension to The Shippon is approximately 60% of the existing footprint.

As a whole, the extensions are approximately 73% of the footprint of both Castle Gate and The Shippon.

It is not possible to determine the volumes, as there is insufficient detail in the applications, although we suspect these will be even greater.

The proposed extension is not set back from the line of Castle Gate in accordance with design guides and will dominate the area. The extension is approximately 9 metres deep and there is simply no need for it to be of this depth.

The proposed extension roofline is shown on plan being the same height as The Shippon ridgeline. The line of the front wall of the extension is approximately 9 metres from the curtain wall with a rise of approximately 1.47 metres – this will give a roof angle of approximately 9 degrees. It is technically not possible to lay a slate roof to this pitch and, aesthetically, it will be appalling slate roofs are usually laid to a pitch of 35 degrees and above. The architect/technician needs to prepare a section to show this detail the plans as shown cannot be constructed. The scale and volume of the extension is contrary to the advice given in the Cornwall Design Guide and simply too big. We object because the proposed extension is too big and the proposed tension rather dominates the original buildings, this part of the site, the historic and very important curtain wall. We believe the current proposals do not comply with the principles of good design and are contrary to the details in the Cornwall Design Guide are contrary to good conservation practice and the requirements of PPG15 – Planning Policy Guidance: Planning and the Historic Environment.

The proposed scheme in its current form and with inadequate information – plans and reports etc. should therefore be declined.

Pre-application advice

The advice given in Phil McMahon's letter dated 23 March 2009 does state that an extension across the complete line is 'far preferable'. However, he does not state the planning guidance regarding subordination, scale etc. and we are sure English Heritage would object to the projection past the line of Castle Gate.

In addition, the design guidance provided by English Heritage has not been followed.

We agree with Mr McMahon's comments in paragraph seven: 'An open-fronted structure is encouraged, perhaps with set-back glazed walls ... granite or fairly plain wooden posts, to support the front of the roof.'

This would give the appearance of a cart house and, being glazed without internal partitions running the length of the building, the curtain wall could be viewed externally.

The application is not supported by an archaeological assessment – paragraph eight of Mr McMahon's letter refers – neither is a desktop study or evaluation provided as suggested.

These documents should have been undertaken prior to the submission of planning and Listed Building applications, as the findings may affect the design etc. It is also clear in Mr McMahon's letter they [English Heritage] had concerns about any extension and it would have to be sympathetically designed – i.e. 'this may justify, with strong caveats "the principle of a new structure ... is cautiously agreed'.

My fellow Trustees and I do not therefore believe the application, as it is, has taken account of Mr McMahon's advice/requirements and there is insufficient detail to determine the application.

Conclusion

We do not believe there is sufficient detail to be able to determine the application and the applicants should ideally employ an Historic Buildings Specialist to prepare the necessary information and advise on scale, massing and detailing of any proposed building.

The application should be rejected on these grounds alone. However, in addition, we believe the proposal is simply too big, will dominate the site and takes little account of English Heritage's 2009 pre-application advice.

The architect/technician needs to prepare a section through the building, because the existing plans cannot be constructed to provide a slate roof, due to the very low 9 degree roof pitch.

This error alone should result in the plans being withdrawn.

We would therefore hope that consent for the application is refused.'

Cllr Bradford had read the Trustees report which he felt to be well thought out and accurate. He found the proposal to be too big and therefore overdevelopment. He agreed that the roof pitch of 9 degrees was not viable.

Cllr Board did not wish to support the application as the area proposed is too large and she expressed concern over the preservation of the stability of the historic wall. She was also concerned about the sewerage and the roof size.

Cllr Caddick felt it to be an inappropriate development on a historically sensitive building and he supported the Historic & Education Trust Trustees' comments.

After further discussion it was proposed by Cllr Board, seconded by Cllr Bradford and resolved with two abstentions to object to the application for the following reasons:

1. Councillors felt the annexe to be too large
2. The roof appears that it would be impossible to build.
3. Overdevelopment.
4. An inappropriate development on this historically sensitive site.
5. The age and stability of the curtain wall needs investigation.

It was added that the Parish Council was in support of the comments received in a memo from The Pengersick Historic & Education Trust.

PA13/05512 – Ms Christine Jilbert – Castle Gate And The Shippon, Pengersick Farm, Pengersick Lane, Praa Sands, PENZANCE, Cornwall

Listed Building Consent for single storey annexe for Castle Gate and extension for The Shippon

It was proposed by Cllr Bradford, seconded by Cllr Ackland and resolved with 2 abstentions to object to the applications for the same reasons as PA13/05511:

1. Councillors felt the annexe to be too large
2. The roof appears that it would be impossible to build.
3. Overdevelopment.
4. An inappropriate development on this historically sensitive site.

5. The age and stability of the curtain wall needs investigation.

It was added that the Parish Council was in support of the comments received in a memo from The Pengersick Historic & Education Trust.

PA13/05783 – Mr K K Hunt – Glencree, I Middle Row, Ashton, HELSTON, Cornwall TR13 9RX

Construction of porch and conservatory. Conversion of garage to master bedroom with en-suite

It was proposed by Cllr Anthony, seconded by Cllr Rashleigh and resolved with one abstention that, because Councillors had not had access to the full plans and had not had time to consider them as they had only been put on the Cornwall Council website the day before the meeting, the application should not be discussed at the present meeting but the Planning Officer should be asked for an extension of time so that it may be discussed at the September meeting.

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

Cllr Rashleigh said that this was a far better design than that of the previous application and she felt it should blend in well. She expressed pleasure that this would be a case of a holiday let being turned into a family home. Cllr Bradford said on this application the architecture had been well done and the thatch had been extended really well. He felt that the design was to be congratulated and that the proposed extension would look good. **It was proposed by Cllr Rashleigh, seconded by Cllr Bradford and resolved with one abstention that the application be supported as the proposed extension would blend in well, the architecture was felt to be very well done and the design was to be congratulated. It was added that it was felt to be good news that a holiday let will now be a family home.**

PA13/06001 Amended Scheme (PA12/02834) – Mr S Smith – Rose Cottage, Higher Road, Breage, HELSTON TR13 9PJ

Listed Building Consent for the erection of a two storey extension and replacement of front windows

It was proposed by Cllr Darby, seconded by Cllr Board and resolved with one abstention that this application be supported for the same reasons as PA13/06000: the proposed extension would blend in well, the architecture was felt to be very well done and the design was to be congratulated. It was added that it was felt to be good news that a holiday let will now be a family home.

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

PA13/04176 – Mr John Laity – The Old Count House, Lower Keneggy, Rosudgeon, PENZANCE

Two storey extension including balcony

d) TO RECEIVE NOTICE FROM CORNWALL COUNCIL OF REFUSAL OF PLANNING PERMISSION

PA13/00724 Amended – Haulfryn Group Ltd., Praa Sands Holiday Park, Praa Sands, PENZANCE

Re-layout of Haulfryn Praa Sands for 220 pitches (194 Holiday Home static caravans and 26 Park Home static caravans) including the siting of static caravans on areas currently used for touring caravans and tents, environmental improvements and new landscaping belts, overall reduction in pitch numbers, and the lifting of a section 106 legal agreement relating to the use of land for camping

PA13/02663 – Mr J Johns – Tolmennor Holding, Tolmennor, Breage, HELSTON

Certificate of lawfulness for existing use: Usage of land for the stationing of a caravan for residential purposes

PA13/03682 – 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 extensions

e) TO RECEIVE NOTICE FROM CORNWALL COUNCIL THAT ENVIRONMENTAL IMPACT ASSESSMENT NOT REQUIRED

PA13/06068 – Capture Energy Ltd. – Pengelly Barton, Pengelly Cross, Breage, HELSTON

Screening option for two wind turbines

f) TO RECEIVE NOTICE FROM CORNWALL COUNCIL OF WITHDRAWN APPLICATIONS

PA13/02865 – Ms C Jilbert – Castle Gate, Pengersick Farm, Pengersick Lane, Praa Sands, PENZANCE, Cornwall

Erection of rear extension

PA13/04243 – Ms C Jilbert – Castle Gate, Pengersick Farm, Pengersick Lane, Praa Sands, PENZANCE, Cornwall TR20 9SJ

Listed Building Consent for the erection of a rear extension

g) TO CONSIDER REPLIES Re. ENFORCEMENT/PLANNING PROBLEMS

Replies have been received from Edwina Hannaford, Portfolio Holder Environment, Heritage & Planning; Jeremy Rowe, Portfolio Holder Devolution & Localism; John Pollard, Leader CC and Phil Mason, Head of Planning and Regeneration **To consider the above replies and to resolve to reply to Phil Mason and copy to Edwina Hannaford, Portfolio Holder Environment, Heritage & Planning and Jeremy Rowe, Portfolio Holder Devolution & Localism**

The Chairman explained to the new Councillors that because of the Planning/Enforcement problems the Parish Council had experienced a letter had been written to Phil Mason in April that he had passed to for reply. It had not been felt by the Parish Council to be a satisfactory way of facing the problems and a further letter had been sent to Mr Mason and as there were now new Portfolio holders, copied to them. Replies had now been received from Phil Mason, Head of Planning and Regeneration, Edwina Hannaford, Portfolio Holder Environment, Heritage & Planning; Jeremy Rowe, Portfolio Holder Devolution & Localism; John Pollard, Leader CC. Discussion took place and Councillors welcomed the Portfolio Holders' understanding and positive replies but felt that Mr Mason's reply was unsatisfactory, that he did not appear to be taking the Parish Council's concerns seriously and was taking them out of context. It was emphasised that it was felt that Mr Mason was the very person who should be dealing with the concerns raised. **It was proposed by Cllr Anthony, seconded by Cllr Best and unanimously resolved that this matter be pursued by the Parish Council and that a further letter be drafted to Mr Mason to be e-mailed to Councillors and brought to the September meeting for approval.**

h) THE PLANNING & REGENERATION SERVICE – CUSTOMER FOCUS SURVEY

This has been submitted by the Clerk along with the following additions:

1. A thank you for your contribution and interest could be given

The following could be asked:

2. How did you contact us?
 - a) In person
 - b) By telephone
 - c) On-line

Which of these methods do you prefer?

3. How easy was it to make an appointment to see an Officer?
4. How long did you have to wait?
5. Were you able to park in the Council car park?
6. Are you aware of the full range of services that the Planning and Regeneration Department offers and can provide and of the charges made for these services?

Thanks were received: 'Many thanks for your feedback. The customer focus survey will be run annually and your suggestions are very worthwhile and can be included in the next survey.'

i) MOTION RECEIVED

To contact Jeremy Rowe re. enforcement EN10/04072

Cllr Rashleigh was asked by the Chairman why she wanted this matter to be sent to Mr Rowe as he is not the Planning Portfolio Holder. Cllr Rashleigh is concerned that this has not yet been dealt with although the enforcement action is now very old. Also no decision had been made on a subsequent planning application. The Chairman did not feel that writing to the Cabinet Member, Edwina Hannaford would do anything to help with this enforcement. Information had been received that a decision is soon due and asked that Cllr Rashleigh waits for that decision. Cllr Rashleigh consented to do this provided something happens in the next month or two. **The motion was therefore withdrawn.**

11. FINANCE

a) To resolve Finance Regulations 6.6 Resolution for approval of use of a variable DD for payments to eOn for electricity supply for streetlights

Cllr Rashleigh asked why the direct debit was variable and the Clerk explained that it was dependent on the number of days in the month. **It was proposed by Cllr Best, seconded by Cllr Ackland and unanimously resolved that the use of a variable DD for payments to eOn for electricity supply for streetlights be approved.**

b) Audit Commission – accounts approved

A notice of conclusion is displayed at the Parish Rooms

c) To receive and approve 3 month Financial Statement

The Clerk apologized that she had been unable to finalize this and have it checked. **It was proposed by Cllr Anthony, seconded by Cllr Caddick and unanimously resolved that the 3 month Financial Statement be presented for approval at the September meeting.**

d) Clerks' 2013/2014 National Salary Awards

New scales applicable - Breage Parish Clerk to receive a £0.105 per hour increase from 1 April 2013

To resolve to minute the increase

It was proposed by Cllr Best, seconded by Cllr Coleman and unanimously resolved that it be minuted that the Clerk is to receive a £0.105 per hour increase from 1 April 2013.

e) To resolve to approve August payments

The Clerk explained that the charge for 76, F Wearne and Sons, for the water pump plaque, Breage had been reduced by £50 and £10 VAT as the Parish Council's Handyman had erected the plaque. The totals below are therefore adjusted accordingly, cheque 103252 for £477 cancelled and replaced by cheque 103256 for £417.

| no. | Name | cheque | Service/item | Net | VAT | Total |
|-----|-------------------------|--------|--|----------------|--------------|----------------|
| | Tracey Rickard Business | | | | | |
| 62 | Account | 103241 | Annual charges website | £250.00 | | £250.00 |
| 63 | e-on | dd | Electricity Streetlights June | £225.04 | 45.01 | £270.05 |
| 64 | T F Laity | 103242 | Bus shelter cleaning 1 Jan-30 Jun 13 | £189.37 | | £189.37 |
| 65 | R W Beard | 103243 | 2 cuts Cemetery/B&G greens/Field | £388.00 | | £388.00 |
| 66 | Martin Luck Group Ltd | 103244 | Stationery | £26.50 | £5.30 | £31.80 |
| 67 | R Sanders | | SWCP paths 3rd cut | £918.86 | | £918.86 |
| | R Sanders Invoice 6 | | Footpaths:13/1,75/1,41/1,41/2,41/3,64/1 Stiles:9/2,9/3,38/1,37/2,70/2,42/1,13/1 | £288.20 | | £288.20 |
| | R Sanders Invoice 7 | | Footpaths:39/2,82/1,40/1,46/1.22/2,22/2, 22/2,21/1,21/2,21/1,21/4 | £410.20 | | £410.20 |
| | R Sanders Invoice 8 | | Footpaths:39/3,11/1,63/1,15/1,19/1,81/1, 2/1,21/6,21/3,62/1,61/1 | £157.18 | | £157.18 |

| | | | | | |
|----------------------|--------------------------------------|--|------------------|----------------|------------------|
| R Sanders Invoice 9 | | Footpaths:36/1,37/5,35/1,60/1,33/1,33/2, 65/2,59/1,52/1,51/1,51/1,61/2 | £414.44 | | £414.44 |
| R Sanders Invoice 10 | | Footpaths:14/1,76/1,03/1,05/1,04/1,78/1, 45/1,45/2,45/3,45/4,68/1,54/9,61/3,15/1, 47/6 Stiles:03/1,06/3,10/1 | £301.76 | | £301.76 |
| | 103245 | | £2,490.64 | | £2,490.64 |
| 68 | Grant Thornton UK LLP | 103246 Audit 2013 return | £300.00 | £60.00 | £360.00 |
| 69 | SLCC | 103247 Arnold-Baker 9th edition | £63.00 | | £63.00 |
| 70 | Truro Sawmills Ltd | 103248 Bench Pengersick Lane | £129.00 | £25.80 | £154.80 |
| 71 | BT | dd Telephone | £62.98 | £12.60 | £75.58 |
| 72 | Cornwall Council | 103249 Uncontested Election charges | £147.93 | | £147.93 |
| 73 | BT | dd Mobile | £19.57 | £3.91 | £23.48 |
| 74 | Fire Crest Fire Protection Ltd | 103250 Servicing Extinguishers | £87.20 | £17.44 | £104.64 |
| 75 | Mrs C L Macleod (Amazon) | 103251 New office telephone | £19.13 | £3.82 | £22.95 |
| 76 | F Wearne & Sons | 103252 Plaque for Breage Pump | £397.50 | £79.50 | £477.00 |
| 76 | F Wearne & Sons cancelled | 103252 Plaque for Breage Pump | -£397.50 | -£79.50 | -£477.00 |
| 76 | F Wearne & Sons replacement | 103256 Plaque for Breage Pump | £347.50 | £69.50 | £417.00 |
| | | | £4,745.86 | £243.38 | £4,989.24 |
| 77 | Mrs C L Macleod | 103239 Salary July | | | |
| 78 | PO Ltd (HMR&C) | PAYE | £283.00 | | £283.00 |
| | PO Ltd (HMR&C) | Employer's NI | £142.88 | | £142.88 |
| | | 103240 | £425.88 | | £425.88 |
| 79 | Mrs C L Macleod | 103253 Travel 20mls @53p | £10.60 | | £10.60 |
| 80 | Mrs C L Macleod | 103254 Petty cash reimbursement | £34.36 | | £34.36 |
| 81 | D R Treloar | 103255 Caretaker salary June | £29.60 | | £29.60 |
| | | | £5,246.30 | £173.88 | £5,420.18 |

It was proposed by Cllr Best, seconded By Cllr Wyvern Batt and unanimously resolved that the amended –payments as listed above be passed for payment.

f) To acknowledge receipts

The Bank interest: £4.24 was acknowledged.

g) Clerk to provide Bank balances

Current reconciled: £3,689.87; Tracker: £29,456.45; Petty cash: £65.64; Total including petty cash reimbursement: £33,246.25

12. FOOTPATHS

- SWCP Purchase order received- total £2,918.05
- Confirmation has been received that The Cornwall Council (Footpath No 2 Breage (Part)) Public Path Diversion Order 2011 has come into force and the Clerk has received a copy of the Order and annexed certificate**
- It was reported to the Clerk that the stile on footpath 14 at the entrance to Ashton Amenity Area has a loose step. This was reported and someone has repaired it by putting 2 metal bars under it. It is not known who carried out the repair.
- Cllr Coleman raised the matter of a complaint received from Mr Laity at Lower Kenneggy Farm. He had phoned the Clerk to say that the wrong field had been entered and the wrong hedge cut back by the Footpath Contractor. The hedge had been levelled and now the cattle in the field were able to escape. The Clerk immediately contacted the Contractor who had not personally done the work but said he would contact Mr Laity and sort it out. He also said that he would let the Clerk know but she had heard nothing. She had tried to contact Mr Laity but had been unable to.

13. HIGHWAYS

a) To resolve to report potholes Godolphin end, Lower Polladras

Cllr Best had previously reported this and Cllr Keeling was experiencing difficulty finding the pot holes. Cllr Best did not understand this as the holes were quite clearly visible at the Godolphin end, Lower Polladras.

Cllr Higginson reported that he had been assured as a Parishioner by the Cornwall Council surveyor that the entire length of road was due to be resurfaced before the end of July. This obviously had not happened.

It was proposed by Cllr Ackland, seconded by Cllr Best and unanimously resolved that the pot holes at the Godolphin end, Lower Polladras be reported and that it should be questioned whether the entire road is to be resurfaced.

b) To resolve to query the trimming of ditches which has not been carried out

The sides of the roads and round signposts have been trimmed round in the Parish but the ditches have not been trimmed. It was agreed that it would be useful to know if there is a 3 month/6 month programme for dealing with this. It was also agreed that it would make sense have this done at Polladras before the road is resurfaced.

It was proposed by Cllr Ackland, seconded by Cllr Coleman and unanimously resolved that why the trimming of ditches has not been carried out should be questioned and the details of the ditch trimming programme be requested.

14. STREET LIGHTING

Cllr Ackland reported that lists of lights already taken over by Cornwall Council, those that Cornwall Council will not take and those remaining are in the process of being compiled to be sent to Mr Shailes with reference to the control of existing streetlights via the Management System - to control consumption and illumination brilliancy and to see if any more lights are eligible to be taken over by Cornwall Council.

15. CEMETERY AND CLOSED GRAVEYARDS

To resolve to request that Cornwall Council/Cormac make repair to the surface outside the gates of the War Memorial closed graveyard as it is felt to be dangerous re. Health and Safety for about 150 people, including frail, elderly and young, who attend the 11 November Remembrance Service every year

This request had come from Mr Mark Phillips, the Breage Church verger.

It was proposed by Cllr Best, seconded by Cllr Coleman and unanimously resolved that a request be made to Cornwall Council/Cormac asking for repair to be made to the surface outside the gates of the War Memorial closed graveyard as it is felt to be dangerous re. Health and Safety for about 150 people, including frail, elderly and young, who attend the 11 November Remembrance Service every year.

16. PRAA SANDS

a) To consider request from Cllr Keeling and to resolve to give permission for the Basketball Court to be transformed to a skateboard park for one day only

Councillors were very supportive of this initiative.

It was proposed by Cllr Best, seconded by Cllr Bradford and unanimously resolved that permission for the Basketball Court to be transformed to a skateboard park for one day only be given to Cllr Keeling.

b) Erosion/Praa Green/ Boundary hedge Treen

Cllr Board had raised these matters.

1. Erosion The sand dune in front of the putting green is falling where children and others are running on it. Cllr Board feels that the Parish Council should look after its part and put a small fence and a sign expressing danger. Cllr Caddick said that one point was worse than the rest: the area near the Lifeguard station near the steps. The Chairman suggested that Cllr Board put a resolution request on the next agenda. Cllr Best left the meeting at this point.
2. Praa Green Cllr Board said that the ragwort had not yet been removed. The Clerk said that she had received a phone call to tell her that the work had been started.
3. Boundary Hedge Treen Cllr Board said that in spite of the negative reply received from the Neighbourhood Steward that at present this growth does not cause a significant risk to users of the highway at this location, and as stated previously he will monitor and take action if required, she still feels that the hedge needs trimming. It had been suggested by Neighbourhood Services that the Parish Council could try an informal approach to the owner.

It was proposed by Cllr Board, seconded by Cllr Coleman and unanimously resolved by remaining Councillors that a request for the hedge to be cut be sent by letter to Mr Dyer.

17. WASTE BINS

a) To resolve to provide a list of needed waste bins

Cllr Ackland requested a bin at the bus shelter, Carleen as rubbish was being put into a neighbour's hedge and thrown into the garden.

Cllr Board requested a dog bin at the entry at the eastern end of the Green at Praa Sands – the Coastal Path entry. Cllr Rashleigh requested an additional bin at Breage Playing Field near the shelter at the far end. There is a bin at the lower gate but rubbish is strewn everywhere near the shelter. She was reminded of the reply received when this request was previously made: *'Under the new contract, the Council will only consider locations for new bins on land that it owns or maintains. Since the park is the responsibility of the Parish Council, I will not be able to provide an additional bin, however, I would consider moving the existing bin nearer to the shelter, if it is felt that this would help reduce the litter problem and provided there is a suitable location for it to be mounted.'*

When this was received the Clerk had contacted the secretary and been informed that it was not wished for the bin to be moved.

It was proposed by Cllr Ackland, seconded by Cllr Wyvern Batt and unanimously resolved by remaining Councillors that requests be made for a bin at the bus shelter in Carleen and a dog bin at the eastern end of Praa Green.

18. GODOLPHIN BUS SHELTER

- a) **To resolve that the Handyman removes brambles and ivy from Godolphin bus shelter and paints the wood under the guttering**

It was proposed by Cllr Coleman, seconded by Cllr Caddick and unanimously resolved by remaining Councillors that the Handyman be requested to remove brambles and ivy from Godolphin bus shelter and to paint the wood under the guttering.

19. PARISH ROOMS

- a) **Motion received to resolve for the Handyman to remove the front and side grass at the Parish Rooms, kill the weeds, edge the area, lay a membrane and cover with chippings**

It was proposed by Cllr Rashleigh that the motion be made but there was no seconder. Cllr Rashleigh had requested this because she felt that the front of the building always looks untidy. She said that the weeds would not need to be killed as the membrane would kill them. The Clerk was asked about the cost. She said that a quote for just under £700 was given for the last Precept/Budget but this was rejected by the Accounts Team. Various

- b) **To resolve that the Handyman repairs the rear guttering of the Parish Rooms**

It was proposed by Cllr Ackland, seconded by Cllr Darby and unanimously resolved by remaining Councillors that the Handyman be requested to repair the rear guttering of the Parish Rooms.

20. TRAINING

- a) **Code of Conduct Training is compulsory and new Councillors should advise the Clerk that they are able attend one of the following Training sessions:**

Thursday 5th September – 2.00 – 4.30 pm Liskeard One Stop Shop, Council Chamber, Luxstowe House, Liskeard.

Thursday 12th September – 7.00 – 9.30 pm St Just in Penwith Town Council Offices, 1 Chapel Street, St Just, TR19 7LS

Tuesday 17th September – 2.30 – 5.00 pm Falmouth Town Council, Municipal Buildings, The Moor, Falmouth, Cornwall TR11 2RT

Wednesday 2nd October – 6.30 – 9.00 pm Helston Town Council, The Guildhall, Helston, Cornwall, TR13 8ST

The session will consist of the following:

- Why and how the new Code was implemented;
- The general obligations as set out in the Code;
- Disclosable Pecuniary Interests;
- Non-Registerable Interests; and
- Registering and Declaring Interests

The training will be followed by a short session where groups of attendees will be invited to work through Code related scenarios with a member of the Standards Committee.

- b) To confirm that all Councillors have now attended or have booked to attend Code of Conduct Training
Cllr Wyvern Batt had been booked to attend and Cllr Greenough, Higginson and Caddick asked that they be included.

- c) **Chairmanship Training**

There will be a CALC Chairmanship training event held on Monday 16th September 2013, 7.00pm - 9.00pm, at Falmouth Town Council offices. There are a very limited number of spaces available for this event.

The Chairman said what worthwhile training this is and encouraged Cllr Wyvern Batt to attend. She agreed to be included. It was suggested that Cllr Best may be interested.

- d) **Councillor Skills Training – essential for new Councillors**

The following CALC course still has a very limited number of spaces available:

Councillor Skills Day – Penzance – 5th October – 10am-4pm

Cllrs Caddick and Coleman said that they had not yet attended Skills Training. Cllrs Greenough and Higginson were asked if they wished to attend and they said they would check the date.

21. HELSTON & LIZARD COMMUNITY NETWORK

- a) **To discuss and resolve whether to express positive or negative interest in the suggested new approach: that in each Cornwall Councillor's division (starting in the more rural areas) the Clerk and Chair of each Parish Council in that division will be invited to attend a meeting**

The Chairman explained that the Community Network had been formed when Unitary Status was introduced.

Discussion followed and it was felt that there should indeed be a review of the Network as it had not been successful in the past. It was asked what the terms of reference for this new approach would be and if this approach would have any benefit/value as the Cornwall Councillor could already be approached, plus he attended the Parish Council meetings.

There did not appear to be an agenda for this meeting and it was wondered if this approach was to justify the existence of the Community Network system. Various adverse comments from 'a waste of time' to 'no value' were made.

Councillors expressed concern that it had been assumed that the Parish Council would wish for the Clerk and Chairman to attend on its behalf when there were already 2 named Network Councillors: Cllrs Bradford and Caddick.

Cllr Caddick felt it might be worth giving the new approach a trial. It was agreed that the Network Manager be asked to inform the Parish Council why this new approach had been proposed and why there were no terms of reference.

It was proposed by Cllr Higginson, seconded by Cllr Caddick and resolved by remaining Councillors with two against that positive interest be initially expressed only to find out what is happening with the Community Network new approach.

- b) Further discussion ensued over who should attend the meetings. Cllr Greenough felt that the Clerk should not be lost for those hours. It was generally felt that representation should be decided by Breage Parish Council

It was proposed by Cllr Higginson, seconded by Cllr Wyvern Batt and resolved by remaining Councillors with two votes against that representation for the Parish Council at the Community Network meetings should be decided by Breage Parish Council.

It was generally felt that the 2 Community Network Councillors should be the ones to represent Breage Parish Council.

It was proposed by Cllr Coleman, seconded by Cllr Higginson and resolved by remaining Councillors with two votes against that Cllrs Bradford and Caddick attend the Community Network meeting for a trial period as the Council's representatives.

- c) It had been requested by the Network manager that the Parish Rooms be used for the meetings for this division.
It was proposed by Cllr Ackland, seconded by Cllr Wyvern Batt and unanimously resolved by remaining Councillors that permission be given for the Parish Rooms to be used for the Community Network meetings in this division.

22. REPORT FROM CLERK

- a) The trees have been cut away from the electricity wires on Breage Green. It has left one tree rather one-sided but it is now far away from the wires.
- b) The fire extinguishers have been serviced by Firecrest. A third extinguisher has been added to the hire list as there are new British Standards regulations brought in in October 2012 BS 5306-8:2012 and according to 8.2.1 – minimum quantities of class A extinguishers required you now have to have 2 foam extinguishers. The Clerk has signed for the new one on a new rental contract. It will be an additional £30 a year. At the moment the new one is in the main room, freestanding. A bracket has been left for if Councillors require that the extinguisher is fitted to the wall. An official sign will be dropped in to the Clerk to display the information that the extinguisher is in the main room. The extinguishers are supposed to be visible but there is no room for it in the passageway.
- d) Firecrest has supplied a quote to service the fire alarm. As Trelawney has recently been take over and the service is not due until October you may wish to consider this:

Following a recent conversation regarding the fire alarm at the parish rooms we can offer you the following price for servicing the fire alarm: Our standard pricing for fire alarms is £145 per year based on 2 visits per year for a system with up to 20 devices.

However, as your system will be approximately less than 10 devices and only 1 visit per year is requested, we can set the annual service price to £95 per year, saving £50. Please let us know if you wish to set this up for servicing with us or if you need any more information. You can reply to this email or call me on 07584415078. We would like to do business with you.

The cost of the service by Trelawney last year was £90 but you may wish to ask the new firm what it will be this year. Councillors asked the Clerk to determine this.

- e) There have been problems with vehicles parking on the verge at the end of St Breaca Close but the contractors have been very good and removed them immediately. Since then BT has parked a trailer and pipes on there. You will remember that the verge was ruined during the previous build and it took a long time to get it repaired.
- f) The Clerk has received a request for permission for an inscription on a gravestone. This arrived too late for the meeting but the Clerk said she would e-mail it through to Councillors and ask if you approve so that the work may be done. It will then be added to the next agenda.
- g) CALC tried to get a reduction on the election costs was unsuccessful.
- h) The colour printer is not working again. The paper intake is jamming almost every time. The Clerk has telephoned the help line and after an hour's call it was agreed that the printer was irreparable and would be replaced. The printer is warranty covered until October.
- i) A request has been received from the Jubilee Sailing Trust. The Clerk said that because time was short this could be put on the September agenda. This was agreed.
- j) The Internal Auditor, Mr Gallie has agreed to audit the Breage Field Accounts providing this is at the same time as the PC accounts. He will charge £10.
- k) Ashton Amenity Area – the parking question. Unfortunately the Trustees have decided not to attend the meeting and I have therefore not added it to the agenda.

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

Breage Field

- a) Inspection - Football net in poor condition; Swings metal work rusting
Cllr Wyvern Batt reported that the closed area of Godolphin Cemetery is in a dreadful state.

Carleen Village Hall

Cllr Darby reported that there will be a soup and pudding meal on 16th August and a Quiz Night on 17th. Copies of the Carleen Village Show schedules are on the main table in the Parish Rooms

Cllr Rashleigh made a suggestion that each Councillor check their own area regarding Enforcement, i.e. Breage, Godolphin, Praa Sands, Carleen, Ashton to enable follow-up. She said that she would put it on the next agenda.

Cllr Greenough confirmed that at the next Carleen Quiz Night he will be Cllr Ackland – in other words – the Quiz Master. Cllr Board reported that Pengersick Historic and Education Trust wished to invite the Parish Council and Clerk for a guided tour of the gardens at Pengersick Castle in September. It was asked that the Trust sent the invitation to the Clerk and she could then contact Councillors to see which date is preferred. Cllr Board continued that there is an Open day at the Castle on 26 August.

24. CORRESPONDENCE

Home Start - Request to display website address and asking for financial support

SLCC – news bulletin

rsnonline – Opportunities bulletin July 2013

rsnonline – weekly news 8 July 2013

rsnonline – Rural Vulnerability Service

CC – Localism and Devolution Information Bulletin

CC – Town and Parish Councils Summit event Saturday 21 September – details to follow

rsnonline – Fuel Poverty July 2013

rsnonline – Spotlight on the Heart of the Village

NALC – Local Councils Explained – new book

rsnonline – weekly news 15 July 2013

rsnonline – weekly news 22 July 2013

Signpost – News 28 July 2013

rsnonline – weekly news 29 July 2013

To note any correspondence received since the agenda was published

rsnonline – weekly news 8 August 2013

25. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA

Enforcement reply to Mr Mason; Enforcement – individual Councillors; Praa Sands erosion.

26. TO CONFIRM THE DATE AND TIME OF NEXT MEETING

ORDINARY PARISH COUNCIL MEETING TUESDAY 3 SEPTEMBER 2013 AT 7.00 P.M.

This was confirmed.

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

As there were no members of the Press and Public present this item was no longer necessary.

28. TO AGREE AND SIGN CARETAKER'S PART-TIME CONTRACT 7 September 2013 to 6 September 2014

A solution as to the excessive grass growth at the front of the Parish Rooms this year was discussed. It was suggested that the Caretaker cut the grass twice a month in the summer months and that his salary be increased accordingly. The Clerk was asked to investigate the effects of Income Tax on an increased payment for the Caretaker and to ask Mr Treloar if he would be willing to undertake the additional cutting. **It was proposed by Cllr Best, seconded by Cllr Coleman and unanimously resolved that this item be deferred to the September meeting to allow time for the caretaker to be consulted on the basis of two cuts of the Parish Rooms' grass from May to September.**

There being no further business the meeting closed at 11.02 p.m.

BREAGE PARISH COUNCIL
MINUTES OF PUBLIC PARTICIPATION DURING THE ORDINARY PARISH COUNCIL MEETING
HELD ON 2 JULY 2013 IN THE PARISH ROOMS BREAGE

At 7.12 p.m. the Chairman invited members of the public to put forward any concerns they had, or issues they wished to make known to the Parish Council, in regard to any items on the agenda.

Mr Anstee spoke about item 10, Planning, PA13/5101, retrospective access. He spoke about the objections citing run-off that could lead to potential flooding. There had been heavy rainfall on Sunday night and Mr Anstee looked on Monday morning to see where the water was coming from but there was no water run-off whatsoever and the drainage system had coped with the water. Mr Anstee felt that the water problem needed to be further investigated as he believed it was coming from further up the track. One drive in particular, causes water to run down by Pixie Cottage. Mr Anstee said that he had no comment as to where the water is coming from. He found the level of objection and comments from neighbours to be bordering on harassment. He had been guided by Cornwall Planning and had followed instructions. He felt that the people who are complaining should sort things out with Cornwall Council. Mr Anstee had checked the surface after 10 hours of rain and had spoken to the residents at Primrose Cottage. Mr Anstee insisted there had been no surface run off. He said that photographs, taken by others, that were showing water, were taken further down. He repeated that there was no surface run off.

Mr Couturier, who lives at Primrose Cottage spoke on the same matter - item 10, Planning, PA13/5101. He said that all work had been carried out before Planning was applied for. He said there had been no visible excessive run off but the drive has not yet been used. The application does not give a lot of details and there is nothing to show that compliance with guidance has been followed. Mr Couturier said that the work has been carried out nicely but repeated that there is no evidence that guidelines and he felt that various conditions could have been imposed.

Mr Newberry spoke on item 10, Planning, PA13/03988 Revised Application for approved PA10/05608 and said that he could not object to the application more strongly. He explained that, in simple terms a planning application was submitted and granted. The developer/builder then went ahead with building in contravention of the approved application. He then submitted a further application to 'cover' what he has built. Mr Newberry said that if this application is allowed it will set a precedent for this course of action to be the norm. He felt that the application should be refused or the whole planning process will be brought into disrepute. He said that the part-built property should be demolished and a completely new application submitted and if that application is approved then it must be monitored at every stage by the planners.

Ms Guinn spoke on the same item - item 10, Planning, PA13/03988 Revised Application for approved PA10/05608 said that previous plans had been refused because of the height of the proposed dwelling and that the height should be no greater than Breakers.

Ms Hatch spoke about the same item - item 10, Planning, PA13/03988 Revised Application for approved PA10/05608 and said there were objections to the second plans and the officer's report stated that the height should be no higher than Breakers. The builder was warned when putting in the footings that the building would be too tall and was advised to stop but he continued to build and had now also put in more than was in the original plans. She agreed that the property should be demolished and started again with something fitting for the area.

Mr Matthews wished also to object to item 10, Planning, PA13/03988 Revised Application for approved PA10/05608 for the reasons already expressed.

Public Participation ended at 7.28 p.m.