

# BREAGE PARISH COUNCIL

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08/12

Parish Rooms  
Breage  
Helston  
TR13 9PD

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## MINUTES ORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS BREAGE ON TUESDAY 7 FEBRUARY 2012 AT 7.00 P.M.

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

Mrs C Macleod (Clerk)  
10 Members of the Public

The Chairman welcomed everyone and wished them a good evening.

### 1. FIRE EVACUATION PROCEDURE

The Clerk read out the Fire Evacuation Procedure

### 2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Ackland who had a Pantomime rehearsal and the Police.

### 3. DECLARATIONS OF INTEREST

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

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.

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

Cllr Board declared a personal and prejudicial interest in item 14, Planning , [PA11/10588](#) and [PA12/00513](#) because of her past connection with Pengersick Castle.

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

There were none.

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

Members are asked to note that if they own homes in the Parish, these should be listed on the forms

### 4. TO CONFIRM THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING ON 10 JANUARY 2012

The Clerk apologised and explained that she had accidentally cut part of the wording from the bottom of page 03/12. She had provided printed amendments with the minutes.

The red wording should be inserted as follows:

**'consulted about this provision.**

**Cllr Greenstreet returned to the room at this point.**

**[PA11/10479](#) – Mr & Mrs Stephen Dunk – Trevurvas Farm, Trevurvas, Ashton, HELSTON**

**Erection of extension**

**Cllr Board believed that there would be no reason for conflict as the area was spacious. Cllr Rashleigh felt that Larch-lap wood would not be long lasting.**

**It was proposed by Cllr Board, seconded by Cllr Wyvern Batt and unanimously resolved by voting Councillors that the application be supported.'**

**It was proposed by Cllr Keeling, seconded by Cllr Wyvern Batt and unanimously resolved that the minutes of the Parish Council Meeting held on 10 January 2012, with the listed addition, be signed as a true and correct record.**

04/12

## 5. CHAIRMAN'S ANNOUNCEMENTS

The Chairman jokingly reported that he has paid his Council Tax.

## 6. POLICE REPORT

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

The Chairman reported that he had spoken to PCSO Ceri Sadler who had been unable to attend the last few meetings as she has many meetings to attend. She does like attending Breage meetings but the meetings of late have coincided with others.

The Clerk read the following report:

'Please accept my apologies for not being able to attend your meeting.

'There have been seven crimes reported to the Police for the month of January. This compares to six reported at the same time last year.

'There has been a case of Criminal Damage to a storage container in Wheal Vor, Breage and a Theft of a Motor Vehicle, a tractor, from Godolphin Cross.

'Unfortunately the rest of the crimes were committed in Praa Sands. These consist of two Thefts, one of metal and the other of a log burner that was stored outside a property. There has been a Burglary and a case of Possession of Drugs. The latter has been detected and all the rest are still pending any further information coming to light.

'I am aware that I have not been able to attend any your meetings for a little while now but please be assured that the Clerk does pass on anything that arises for my attention. She also has a copy of my contact details should you need them at all.

'Please do not hesitate to get in touch if you see anything suspicious in your Parish.'

The Clerk reported that PCSO Sadler had since reported that the tractor had been found.

Cllr Board reported that there have been a further 3 burglaries in Praa Sands this month. The Chairman encouraged folk to report any suspicious activity.

## 7. PUBLIC PARTICIPATION

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

Public Participation took place from 7.10 to 7.33 p.m.

## 8. CHRIS DALY

### To introduce Mr Daly

The Chairman reported that, unfortunately, Mr Daly was not at the meeting. He had been given the opportunity of attending to discuss the Parish Council's concerns over the lack of an on-site generator at Haulfryn's waste disposal area in Praa Sands.

The Chairman asked if the Parish Council wished:

- a) To put in a complaint themselves
- b) For him, as the Ward Councillor, to put in a complaint or
- c) For Cllr Anthony to put in a complaint

**It was proposed by Cllr Anthony, seconded by Cllr Board and unanimously resolved that all three complaints a b and c be submitted.**

## 9. REPORT FROM CORNWALL COUNCILLOR

Cllr Keeling gave the following report:

'A busy period as usual so I thought I would table the events and meetings I have been engaged in over the month: Discretionary rate relief Working Group: an interesting group doing some good work following the recent reforms of council tax and the introduction of the localism bill.

'Political proportionality: following the sudden and tragic death of Mike Clayton it was necessary to rebalance the number of seats taken by Independent Councillors. Mebyn Kernow gained two seats from our group. There are 248 seats all together.

'Strategic partner for support services: ongoing negotiations to establish a strategic partnership with the private sector to promote Council services and drive job creation.

'Breakfast meeting with DCH: interesting morning meeting with a consortium of Registered Social Landlords and all the west Cornwall councillors to discuss funding issues and legislation affecting tenants in social housing, particularly the introduction of benefit changes.

'Praa Sands Shoreline Management: meeting with Colin Bayes, Steve Schotel, Tanis and Jan to discuss how we can mitigate against coastal erosion by measures to instigate a number of projects to take this forward.

'West sub planning meeting Penzance: monthly planning committee meeting none in my division but long meeting nonetheless.

'Informal OSC Management meeting: I chair this meeting of all the chairmen and vice chairmen of the 5 scrutiny committees to share best practise and updates on the progress of our work programmes.

Crowan Parish Council monthly meeting: similar to Breage PC but usually longer. I picked up some interesting problems from Leedstown, Townshend and Nancegollan.

'Meeting with Cabinet/CEO to discuss financial issues impacting on the 2012/13 budget and future matters surrounding Local Government funding.

'Strategic Support services Partnership: more debate on the proposed strategic Partnership with the Private Sector.

'Full Council Meeting: a number of issues including: Broadcast of Council Meeting which allows the press and television crews into council meetings, Independent Remuneration Panel on Councillors pay, an update from me on 2<sup>nd</sup> Home Council Tax.

'Helston and Lizard Community Members Meeting: briefing from the Kernow Clinical Commissioning Group on the future of West Cornwall Hospital, urgent care has been established at the hospital which is to be very much welcomed. This gives medical care close to the parish and not so much reliance on Treliske.

'Praa Sands meeting re: Community Centre: concerns about the dissolution of the present committee (Trustees); but there appears to be some interest from the community to take up the reins.

'Chaired Corporate Resources Overview and Scrutiny Committee: matters included future of document and data storage.

'Awarding the contract to a different provider resulted in cost savings of £40,000 per quarter. This is a significant saving and should increase as we rationalise our office accommodation. Freedom of information requests and the overall cost to the authority and the question of charging for information to prevent frivolous requests. Also lessons learned from the so-called "credit card" scandal by the Daily Telegraph earlier this year.

'DCH Meeting in Parish Rooms Breage.

'Surgery Breage Parish Rooms: opportunity for members of the public to ask questions or put forward suggestions to the local division member.

'Budget Review Working Group: an intense working group of councillors to thoroughly investigate the 87 service areas of the council for VFM and to ensure that the services are aware of their total costs, performance management, benchmarking their performance against other authorities and whether risks being managed properly. Select Committee style is adopted for this group and chaired by me.

'Village Meeting Ashton: Olympic Torch and Diamond Jubilee arrangement for the village.

'TRO and traffic issues Praa Sands with Jason Hoole-Jackson and Mike Peters: Pengersick Lane/Castle Drive matters raised by Mrs Anthony and Mrs Board suggestions from Highways to follow for discussion prior to consultation.

'Helston and Lizard Community Network Panel Meeting: Olympic Torch arrangements and Code of Conduct update, more to follow.

'Affordable Housing and Housing Strategy Budget: discussions on how we can deliver more affordable homes and the disabled facilities grant which will allow older people and those with disabilities to remain in their homes.

Strategic Partnership Commercial Opportunities: more debate on the strategic partnership with the private sector.

'Cornwall Motel: meeting with Lee Viner, Cornwall Council Enforcement Officer on site to emphasise the need to tidy the site. I met with the police to request more surveillance on the site to prevent further criminal activities. A follow up meeting with enforcement at the planning committee meeting reference removing sign posts and progressing the bat and owl survey. More to follow next month.

'The Engine House, Poldown: an informal site visit on 10<sup>th</sup> at 2pm to discuss issues. This will include objectors, application, ward member, parish councillors, chairman of the planning committee and council officers.

'I was delighted to hear, following a donation of £250 from my Community Chest Fund, that a project which will help young people at Breage Primary School to take part in Young Enterprise Business related programmes will soon be rolled out. The school is expected to sign up to the programme soon and I have been invited into the classroom when the programmes(s) take place.

#### *'Neighbourhood Planning*

The Localism Bill also introduces 'Neighbourhood Development Plans'. The purpose of this is to encourage communities to come together through parish councils or neighbourhood forums to decide where new shops, offices or homes should go and which green spaces to protect. A Neighbourhood Development Plan must be in line with national planning policy, with the strategic vision for the wider area set by the local authority, and with other legal requirements. Local people will then be able to vote on it in a referendum. If the plan is approved by a majority, then the local authority will be able to define developments which should have automatic planning permission.'

Cllr Keeling asked for comments or questions. Cllr Rashleigh explained that she was unable to find the on-line links to the Core Strategy.

## 10. PLANNING

Cllr Keeling's statement: 'As a member of the Planning West Committee I will not vote on Planning Applications and will not make a final decision on any planning matter until I have heard all the evidence and arguments'.

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

#### **PA11/09202 – Mr M Horton – 1 Ruthdower, Godolphin Cross, HELSTON, Cornwall**

Demolition of lean-to conservatory and construction of single storey extension to the rear

This application was felt by Councillors to be no problem. However, Cllr Darby queried the similarity to PA11/03633, an application that had previously been approved. It was wondered if PA11/09202 should have been for an amended design.\*

It was noted that no neighbours have complained.

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

**NB** The Clerk subsequently investigated \* and was informed by the Planning Officer that:

*'The only alterations are to detach the conservatory from the boundary so that it does not encroach on the neighbouring property (number 2 Ruthdower). As a result the extension is re-sited very slightly. There is also a small side window on the rear elevation that will be a bit larger as a result of the change.*

*'There are no other obvious alterations in design. But I did also note that the proposal would not involve the use of natural stone (as it did previously).*

*'Perhaps you are right in that "amended design" should have been included on the description, I am sorry if this has been misleading. The application makes no reference to a previous scheme on drawings or supplied documents either which doesn't help.*

*'I do consider that the scheme is more neighbourly and the changes are small enough to cause no additional impact than that of the previous scheme. If anything, the re-siting is a slight improvement.'*

**PA12/00226 – Mr & Mrs P Harris – Grove Cottage, Trescowe, PENZANCE TR20 9RW**

Sunroom and bedroom extension

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

**PA11/10766 – Mr M Taylor - The Firs, Forth Vean, Godolphin Cross, HELSTON TR13 9RH**

Erection of proposed two-storey rear extension and balcony terrace

No paperwork had been received for this application and two others. The Clerk was asked to request that this did not happen again. Copies were personally delivered to the Clerk after the matter was reported.

It was commented that these alterations would make a very large property but would be an improvement. **It was proposed by Cllr Coleman, seconded by Cllr Greenstreet and unanimously resolved by voting Councillors to support the application.**

**PA12/00273 – Mr & Mrs S Dunk – Trevurvas Farm, Trevurvas Lane, Ashton, HELSTON, Cornwall TR13 9TY**

**Listed building consent for the erection of extension**

**It was proposed by Cllr Keeling, seconded by Cllr Board and unanimously resolved that the Listed Building Consent Application be supported as the planning application had been supported by the Council at the January meeting.**

Cllr Board left the room at this point.

**PA11/10588 – Mr J Hodgetts – Pengersick Castle, Pengersick Lane, Praa Sands, PENZANCE, Cornwall TR20 9SJ**

Remedial works to roof, walls and windows

The Council had noted Mr Hodgetts comments and those of Mr Forbes given in Public Participation. It was agreed that the Design and Access Statement was very clear and that the remedial work needs to be carried out to keep the building in a good condition. It was felt by Council that sensitivity to residents' concerns would be necessary but that the request for no building work between Easter and September was unfair as this would be the best time weather-wise to carry out the work.

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

To save Cllr Board having to return to the room and then having to go out of the room again, the next application was brought forward from c):

**c) PA12/00513 – Pengersick Historic and Education Trust – Pengersick Castle, Pengersick Lane, Praa Sands, PENZANCE, Cornwall TR20 9SJ**

Certificate of lawfulness existing use: Educational visits to castle and grounds by schools; four storey tower used as a museum to display artefact and exhibits; tours of the castle and grounds by members of historic associations; ghost nights in the castle and grounds; displays in the Resource Room; fund raising events such as fetes, water dowsing, battle re-enactments, jousting and garden parties; archaeological investigations in grounds

The Chairman stated that the comments expressed in Public Participation would be sent in to Cornwall Council. Some concern had been expressed about the time of Ghost Hunting Evenings but the Chairman reminded the Council that there should be no debating of such matters as they were not relevant to the certificate of lawfulness application and that Council only needed to express any knowledge it had of the listed events taking place at Pengersick Castle in the past and to supply evidence. Cllr Board's knowledge of the events would also be forwarded.

**It was proposed by Cllr Wyvern Batt, seconded by Cllr Best and unanimously resolved by voting Councillors that the comments received be forwarded to Cornwall Council.**

Cllr Board returned at this point.

**b) TO CONSIDER PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON 3 FEBRUARY 2012**

There were none.

**c) TO CONSIDER CERTIFICATE OF LAWFULNESS FROM CORNWALL COUNCIL**

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

Stationing of residential caravan and associated use of adjoining land

Certificate of Lawfulness for Existing Use or Development in Respect of the Stationing of a Residential caravan

Comments had been received from a Parishioner, who has lived in Trewithick Road for 15 years, stating that there was converted bus, windmill and associated vehicles in the adjoining field to the field in question. This can be seen on the current Google map which pre dates 2010. A quarry was dug out in April 2010 and the vehicles moved into that. The Enforcement Officer had previously supplied the Clerk with the following information:

*'I have been dealing with this encampment since September 2011. Your Parish were added as a complainant in January. To update you, I met with the owner and discussed the untidy nature and use of the land. He claimed that the use had become lawful as a caravan had been here for over 10 years, he would tidy the land and make an application. However research found that although a caravan had been stored it was empty. The owner has cleared the unused cars and tidied the land. An application for the use of the land is unlikely to be granted. I have a personal circumstances questionnaire to serve on him next week and after the 21 days wait for its return plan to issue an enforcement notice to clear the wind turbine, bus, caravans etc from the land.'*

**It was proposed by Cllr Rashleigh, seconded by Cllr Board and unanimously resolved by voting Councillors that comments received be forwarded to Cornwall Council together with a copy of the Enforcement Officer's information.**

**NB** The Applicant, Mr Smith, attended this meeting but did not speak during Public Participation.

**d) TO RECEIVE CONDITIONAL PLANNING PERMISSION FROM CORNWALL COUNCIL**

PA11/10185 - Mr Bill Lamin - Pryskeil Cottage, 2 Trescowe Common, Germoe, PENZANCE

The installation of 9 roof mounted solar PV modules that will be fitted to racking that protrudes no more than 100mm from the plane of the roof

PA11/03629 – Mr & Mrs V Penrose, Breage Crest Farm, Trewithick Road, Breage, HELSTON, Cornwall TR13 9PZ

Conversion of a redundant barn to form a dwelling

PA11/09408 – Mr & Mrs Anderson – Penolver, Wheal Vor, Breage, HELSTON

Conservatory extension to building

PA11/08216 – Mr Richard Phethean – The Firs, Lower Keneggy, Rosudgeon, Cornwall TR20 9AT

Replacement of existing concrete and asbestos shed with single storey timber framed and pressed steel pottery studio

PA11/09354 – Mr V Penrose – Trewavas Farm, Trewavas, Trewithick Road, Breage, HELSTON

Conversion of a redundant barn to a dwelling

**NB Breage Parish Council had not considered this application as no paperwork had been received.**

PA11/09435 - Mr John Lake - Little Tolmennor, Tolmennor Bridge, HELSTON

Installation of 2 x 4kw solar PV panel microgenerating systems consisting of 32 panels

PA11/08093 – Mrs Ruth Overton – Field Adj. To The Cottage, Main Road, Ashton, HELSTON, Cornwall TR13 9SD

Ground mounted solar panel system

**e) TO RECEIVE PERMISSION FOR A NON-MATERIAL AMENDMENT FROM CORNWALL COUNCIL**

PA12/00508 – Mr & Mrs Jackson – Elmfield, Main Road, Ashton, HELSTON

Two storey extension to dwelling and replacement of window with a door (change to construction materials PA11/04707)

**It was proposed by Cllr Board, seconded by Cllr Shrimpton and unanimously resolved that this change be supported.**

**f) TO RECEIVE WITHDRAWAL OF PLANNING APPLICATION FROM CORNWALL COUNCIL**

PA11/09076 – Mrs Susan Ollerton – OS Field 6865, Breage, Cornwall

Erection of new stock shed/stable block

Cllr Keeling expressed sadness that Mrs Ollerton had not made contact as he had suggested as the size of the building was the only problem.

**g) NEIGHBOURHOOD PLANNING**

Replies received

The Parish Council's letter to Phil Mason had been forwarded to Terry Grove-White to respond to and the Clerk had received a response that had been forwarded to Councillors. A toolkit guide is to be published in April. The Clerk had also received a 'St Somewhere Neighbourhood Plan' document – a fictional sample of what a Neighbourhood plan might look like that gives some idea of the potential scope and format of neighbourhood plans and a copy of the Neighbourhood Planning document issued in August 2011.

It seems that there are no clear answers, at this time, as to what the process will be. It appears to be a massive exercise. Cllr Anthony thought that perhaps Cornwall Council had 'jumped too soon'. It was thought that the Neighbourhood Planning document could be noted and the results from front runners could be looked at. During discussion it was agreed that the Planning Protocol has, in the main been working well and **it was proposed by Cllr Keeling, seconded by Cllr Wyvern Batt and unanimously resolved agreed to note that that Terry Grove-White, the Assistant Head of Planning and Regeneration (Strategic), confirmed in his reply to the Parish Council that 'the Planning Protocol will remain unchanged and will not be affected by the introduction of neighbourhood plans' and that planning officers will continue to deal with planning applications.**

**11. FINANCE**

**a) To revisit Barclays Bank Account signatory details**

The Clerk asked that the Council renew the signatory request for Barclays Bank as all the necessary paperwork had not yet been returned and the bank would now need the details to be updated.

It was proposed by Cllr Darby, seconded by Cllr Shrimpton and unanimously resolved that Cllr Keeling, Cllr Rashleigh and Cllr Coleman be re-named as the signatories for Barclays Bank in accordance with Barclays instructions. The Clerk would obtain new forms.

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

Cllr Shrimpton confirmed that he had checked the payments. The Clerk informed the Council that the figure for payment 87 was £72.40 and that the totals be adjusted as shown in the figures below:

81	SW Water	dd	Water Parish Rooms	<b>£12.05</b>		<b>£12.05</b>
	Domestic and					
82	General	dd	Insurance room heaters	<b>£81.60</b>		<b>£81.60</b>
83	e-on	dd	Electricity Streetlights December	<b>£234.20</b>	<b>£46.84</b>	<b>£281.04</b>
84	BT	dd	Telephone Parish Rooms	<b>£64.67</b>	<b>£12.93</b>	<b>£77.60</b>
			One cut Cemetery/B&G			
85	R W Beard	103021	greens/field	<b>£180.00</b>		<b>£180.00</b>
86	SSE Contracting Ltd	103022	Routine maintenance Streetlighting	<b>£633.16</b>	<b>126.63</b>	<b>£759.79</b>
87	Stephen Babbage	103023	Handyman's duties	<b>£72.40</b>		<b>£72.40</b>
				<b>£1,278.08</b>	<b>£186.40</b>	<b>£1,464.48</b>
	Mrs C L Macleod	103019	Salary January			
	PO Ltd (HMR&C)	103020	PAYE	£228.00		£228.00
	PO Ltd (HMR&C)	103020	Employer's NI	£95.23		£95.23
				<b>£323.23</b>		<b>£323.23</b>
	Mrs C L Macleod	103024	Travel 10 mls@53p	£5.30		£5.30
			Parking	£0.50		£0.50
				<b>£5.80</b>		<b>£5.80</b>
	Mrs C L Macleod	102025	Petty cash reimbursement	<b>£55.41</b>	<b>£2.06</b>	<b>£57.47</b>
	D R Treloar	102026	Caretaker honorarium	<b>£24.00</b>		<b>£24.00</b>
				<b>£1,686.52</b>	<b>£188.46</b>	<b>£1,874.98</b>

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

**c) To acknowledge receipts**

Cemetery fees: £120; LMP payment £674 were acknowledged.

**d) Clerk to provide Bank balances**

Current Account reconciled: £1,184.96; Tracker Account: £25,027.60; Petty cash: £42.53; Total including Petty cash reimbursement: £26,312.56.

## 12. FOOTPATHS

- a) The following paths are being cleared of side and overhead vegetation by work gangs from Cornwall Council: are Breage 39, 40, 46, 78, 85 and 54 (Coast Path)

The Clerk had received an apology from Colin Bayes for not letting her know in advance that he has use of some work gangs and they going through the identified routes, (mostly Gold), in Breage to give a clear through of side and overhead vegetation. This is something that is not covered by LMP Funding and is a one-off to give a bit of breathing space on cutting overhead and side vegetation on selected bridleway routes and footpaths.

Cllr Darby had recently walked footpath 39 and part of 46 and had seen the workers there.

The Chairman said that he would arrange a meeting with Colin Bayes later in the month.

Cllr Darby raised a query about the footpath opposite Carleen Community Church where a telegraph pole had been tied over the stile. She could not see any animals in the field there. She had e-mailed Colin Bayes who had agreed to take a look at this.

## 13. HIGHWAYS

Cllr Board reported that a very good job had been carried out on the hedgerow cutting at Pengersick Lane, Praa Sands but she was disappointed that that a ground sweeper that had come the next day did not travel beyond Chy an Dour Road and the drain is therefore covered in grass and nothing can go down it. Cllr Board emphasised that there is a need to keep the drain cleared of this debris. Cllr Board thanked Cllr Keeling and welcomed the hedge cutting as it has widened the road and made it safer.

Cllr Best reported that the Polladras hedges have still not been cut and are now some four feet into the road. The Chairman said that he would contact someone about this.

Cllr Best also reported that the potholes in the road past the Parish rooms need filling.

Cllr Rashleigh reported that there are large puddles in Troon Row again. The Chairman will ask Colin Bayes if the holes can be filled again.

Cllr Rashleigh reported that there are two oblong manhole covers in Sethnoe Way outside the bungalow next to the Vicarage that, when it rains, overflow and cause water to pour across the road.

Cllr Anthony reported that there are potholes near the basketball area, Praa Sands again. The Chairman said that Members' budget money had been used to carry out the previous repairs and it would now be necessary to find a capital budget to carry out further repairs, the cost of which could be several thousand pounds.

#### 14. STREET LIGHTING

- a) Jeremy White from SSE will be visiting Breage to give prices for Streetlight work
- b) Request from a Parishioner that a shade be put on the light at his home in Praa Sands  
The Clerk has asked Mr White to give a price for this work but this has not yet been received. As Mr Roberts had spoken about the problem in Public Participation the Chairman assured him that as soon as a price had been received the matter would be dealt with. The clerk has been informed that Mr White from SSE will be inspecting the light.

Cllr Best declared a personal interest in item 15 c) Cemetery/Closed Graveyards as Christine Johnson was his sister-in-law.

#### 15. CEMETERY/CLOSED GRAVEYARDS

- a) **To consider annual increase in Cemetery fees**  
After discussion it was proposed by Cllr Keeling, seconded by Cllr Coleman and unanimously resolved that there should be an immediate increase of 10% on all fees charged for Breage Parish Council Cemetery and that the Clerk should inform Funeral Directors and Monumental Masons of this increase.
- b) **To review the matter of Cemetery tidiness**  
Concern was expressed that vases were being knocked over when the cremated remains section of the Cemetery was cut by the Contractor and this section was left looking very untidy as grass clippings were not being removed. Cllr Shrimpton had checked the area after its last cut and confirmed that he had looked very untidy but had improved now the clippings had died down. He reminded Council that he had volunteered to tidy this section and he would do this once the weather had improved. The Clerk told Council that she had highlighted the collection of clippings on the new contract that would be discussed in closed session.
- c) **To consider application for the right to erect a memorial in memory of Christine June Johnson**  
It was proposed by Cllr Keeling, seconded by Cllr Wyvern Batt and unanimously resolved that the right to erect a memorial in memory of Christine June Johnson be granted.

#### 16. PRAA SANDS

- a) To receive report on meeting with Steve Schotel and Colin Bayes re. erosion problems  
Cllr Anthony had previously circulated the following information` to Councillors:

PRAA SANDS EROSION MEETING HELD AT PRAA GREEN 11 JANUARY 2012

Present	Steve Schotel	Cornwall Council
	Colin Bayes	Cornwall Council
	John Keeling, Tanis Board and Jan Anthony - BPC	

This was an excellent meeting that as well as providing information, guidance and support on the issues we had also answered a few, very important outstanding questions.

Steve Schotel confirmed that he had now been confirmed in his new job - Coastal Protection Engineer - and that he now covered the whole of Cornwall with his role now being strategic rather than operational. He was also able to answer two questions we had that were still outstanding regarding the Shoreline Management Plan:

- He is the Officer responsible for managing the actions that the Plan had identified for Praa Sands, ie cliff and beach monitoring and "managed realignment" amongst other things.
- That he would not want to see anything that exacerbates the situation with erosion and therefore **expects Planning to consult him** on planning applications in areas of erosion identified by the SMP. Whilst the SMP is not a statutory document it is expected that its contents be a matter of consideration in planning applications. The document itself actually states that the "Local Development Framework to identify Praa Sands as a Coastal Change Management Area".

We explained that our concerns are, that beyond the area of the Green where the dunes were fenced there are 'unofficial' paths that were actually damaging the marram grass and hastening erosion, and that we would like to see those tracks closed and people using the designated footpath. Our aim being not to prevent people from walking the area but to try to preserve the dunes for as long as possible rather than hastening the natural erosion process.

We walked the area and explained that we felt that by closing off a track that had been made alongside the new footpath sign by the steps (which is mistakenly being used as the Coast Path which, Tanis believes was diverted in an agreement between Breage Parish Council and Cornwall County Council but not formalised) and tracks elsewhere, and by some extra signage highlighting the actual Footpath and explaining why we are doing this would encourage people not to use these damaging tracks. A further problem was that by the steps to the beach people have been observed going through/over the metal railings in order to walk these damaging tracks and so this also had to be looked at.

Steve Schotel felt this had merit and was very supportive. Although he no longer has a budget for operational schemes he gave us some very useful contacts and ideas. He suggested that a better alternative to fencing would be to increase planting to close up the tracks (but where fencing was necessary to start with, that planting also takes place so that the fencing can be removed once the planting matures). He also suggested that we contact Rosewarne who, he said, are always looking for projects for their

students. It would be a big job and we would need to 'project manage' it but he felt it would be a worthwhile venture. He also suggested that we contact Philippa Hoskins (CC Maritime) and Toby Love who he felt may also be supportive. He also felt that local community involvement would greatly help by creating a sense of 'ownership'.

Colin Bayes was also supportive and said that he would let us have a contact details for Rosewarne. He also suggested that a good way to close off the tracks would be to erect rabbit fencing in strategic areas to give the grass and marram grass a chance to grow (rabbits do not like to eat long grass). Colin also agreed to put up some further footpath directional signs in strategic places to guide walkers along the Footpath and we agreed to send him a reminder of what needed to be done.

On another matter of the large potholes at the basketball area Colin said that the present surface was poor and would continue to break up even if the potholes were filled and put forward a suggestion that a possible way of keeping this area maintained by Highways could be for us to consult with Highways about the possibility of us adopting the area of road between where the highway ends and up to the byway sign, bringing it up to standard and for Highways to then take it on. John Keeling agreed to consider this further.

Cllr Anthony listed the following list for required action:

**ACTIONS REQUIRED FROM PRAA SANDS EROSION MEETING HELD AT PRAA GREEN on 11 JANUARY 2012**

- Confirm the route of the Coast Path across Praa Green and decide how to deal with the fact that the phone 'app' on the new signs gives to route before it was re-routed and show the path going through the area that we wish to close off.
- Fence off the pathway to the left of the new Coast Path sign at the top of the steps as soon as is practicable and look at measures to discourage people from going through/over the railings of the steps leading to the beach.
- Put in place Coast Path signs to indicate the route of the path:
  - At the area where the path meets the path from Pengersick Lane to indicate the eastward direction of the path - there is a post already in position that could be used;
  - Replace the missing sign at Sea Meads where the old 'adder & rabbit holes' sign was;
  - On the large open area of the Green, below Sea Meads, where the grass is short, indicating the westward direction of the path.
- Contact Rosewarne about the possibility of helping us with planting.
- Identify areas for:
  - closing off trodden down paths
  - erecting rabbit wire
  - the placement of notices
  - areas for planting
- Consider wording for notices and investigate who we can get to make the signs for us.
- **PUT TOGETHER AN ACTION PLAN!**

It was agreed that a Working Group be formed to look into these actions and that Cllrs Anthony and Board, who, all along have been in contact with these matters should be lead Members with Steve Schotel and Colin Bayes. The Chairman suggested that a small budget from the s106 developers' contribution be used towards the required work and that matched funding be sought. He recommended Charlotte Chadwick be asked to look into this. **It was proposed by Cllr Keeling, seconded by Cllr Coleman and unanimously resolved that a) a Working Group be formed to look into the actions listed by Cllr Anthony and that Cllrs Anthony and Board should be Members together with Steve Schotel and Colin Bayes and b) £1,500 from the s106 developers' contribution be allocated for use towards the actions.**

#### 17. ST BREACA CLOSE

A brief report on the meeting with DCH on 19 January 2012

The Chairman reported that he understood that it had been well attended and a good meeting. The Clerk confirmed that the number of attendees was above 60. Cllr Best had attended and confirmed that there was a great deal of interest from Parishioners hoping for houses and some, already at St Breaca who were needing larger homes. DCH will contact the Parish Council with further alterations following this meeting, before a Planning Application is submitted to Cornwall Council. The Clerk has been receiving e-mails and letters from Parishioners who wish to be kept informed of progress.

#### 18. OLYMPIC TORCH

Meeting in Parish Rooms 10 February 2012 at 7.00 p.m. for those helping to organise and hold events

#### 19. BUS SHELTERS

To discuss the possible location of a new bus shelter in the Parish

It was stated that the Pengersick Estate area at Praa Sands is a point of meeting and there would be regular users if there was a shelter possibly at the road entry to Pengersick Estate.

The Chairman had been contacted by the Cornishman and told that the 2B service is to be suspended.

The Clerk confirmed that she had been asked about the possibility of a bus shelter at the bus stop at the bottom of Shute Hill, Breage. Mothers with children and prams are often standing there as are the elderly. The gentleman who had inquired is a regular bus passenger.

The Chairman said that evidence of use should be given.



It was agreed that Councillors should make enquiries and list any possible locations at the next meeting. The Chairman said that advantage should be taken of the available funding.

## 20. SALT BINS

Update

A new filled salt bin had been left at Praa Sands and the old one, minus a lid had also been filled. It was agreed that it was unnecessary to have two bins in the same place.

## 21. QUEEN ELIZABETH II FIELDS CHALLENGE

- a) Deed of dedication has been received for signature - to be signed by Chairman and Vice-Chairman  
The Clerk confirmed that the deed had been signed by the Chairman and Vice-Chairman.

## 22. QUEEN'S DIAMOND JUBILEE

### a) To give Clerk delegated powers to purchase mugs

Sample of bone china mug provided - preferred by 8 votes to 2

The Clerk had pictures of possible prints for the reverse of the mugs. **It was proposed by Cllr Greenstreet, seconded by Cllr Board and unanimously resolved that the Clerk be given delegated power to purchase the mugs and finalise the reverse print and that the print should include the Cornish Crest.**

### b) To consider Germoe Parish Council's request to join with them in their beacon purchase

The Chairman suggested that a donation could be made towards the cost of gas for the Germoe Parish Council's beacon. The Chairman would meet with Germoe to discuss this. **It was proposed by Cllr Keeling, seconded by Cllr Board and resolved with one vote against to make a donation towards the cost of gas for Germoe Parish Council's Jubilee Beacon.**

## 23. LIZARD AND HELSTON NETWORK COMMITTEE

To receive report on meeting 25 January 2012

The Chairman and Cllrs Greenstreet and Coleman had attended the meeting that had the following agenda:

1. Welcome and apologies
2. Minutes of last meeting – matters arising
3. Olympic Torch Relay events for local communities
4. Dogs and beaches
5. Any Other Business
6. Date and items for next meeting

The meeting had been mostly about the Olympic Torch and Cllr Keeling had been asked to speak as the torch will be travelling through Ashton and Breage. The next meeting will be on 28 March 2012 at Helston.

## 24. REPORT FROM CLERK

a) The Clerk asked for permission to put the Spinal Injuries Association poster, advertising fish and chip suppers to raise funding, on the website. This has been done for the last two years. **It was proposed by Cllr Keeling, seconded by Cllr Wyvern Batt and unanimously resolved that the Spinal Injuries poster be put on the Council's website..**

b) The Clerk reminded Councillors that the Risk Assessment now stated that an electricity check should be carried out annually for the Parish Rooms and asked who should be employed to do this. Cllr Wyvern Batt suggested Appliances Alive. **It was proposed by Cllr Keeling, seconded by Cllr Best and unanimously resolved that an annual check of electric items in the Parish Rooms be carried out and that Appliances Alive be contacted to carry out the first inspection.**

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

### Breage Playing Field

To receive Field inspection report

Councillors had already had sight of the Field inspection report. The Handyman had cut up a fallen tree and repaired a gap, in the hedge near the bus shelter, with fencing. He reported that the benches will need painting in the near future; the wood of the hut is in need of repair; the football net is torn and the rubber is cracked on the swings. These matters have been reported to the Field Committee.

### Carleen Village Hall

Cllr Darby reported that the Pantomime would be held on Wednesday 15, Thursday 16 and Friday 17 February at 7.30 p.m. and on Saturday 18 February at 2.30 p.m. Tickets are available from Tony Ackland on 01736 762633. There will not be a Quiz Evening this month.

Cllr Rashleigh had received a report from a Parishioner that a waste bin has been removed from the bus stop area at the bottom of Shute Hill, Breage. There is now broken glass and rubbish there.

She thanked Cllr Shrimpton for his excellent work on the footways round Breage Green.

Cllr Greenstreet reported that a good job had been carried out on the Closed Graveyard at Godolphin and it is looking much better.

Cllr Coleman reported a pot hole at the bottom of Hendra Lane on the left-hand side going down.

Cllr Anthony asked if anymore had been heard from Kate Hodges. Cllr Keeling thought the signage issues would be sorted by April. Cllr Keeling will see if dialogue can be improved.

Cllr Anthony raised the matter of an agenda item for points already raised that need further action. The Chairman explained that each point should ideally have its own item number on the agenda. He suggested that if Councillors were experiencing problems with resolution matters needing further action they should speak with the Clerk to see if it is possible for her to push matters along.

Responding to the comments and concerns raised by Cllr Caddick at the January meeting, Cllr Anthony wished to clarify a few points regarding the parking issues in Castle Drive. She pointed out that the only business in the vicinity that is open outside of the summer period is the pub which has its own car parking for customers and that the Lifeguards do not park along Castle Drive as the full restrictions apply when they are on duty. To give Councillors an idea of the size of the problem Cllr Anthony passed around photographs of inconsiderate parking that took place in November 2011 and February 2012.

Cllr Board felt that Castle Drive had always been clear in the past but parking had become a recent problem.

She also reported that a mattress had been dumped on the Parish Council's car park in Praa Sands and that the edges of Praa Green had still not been cut.

## 26. CORRESPONDENCE

RoSPA – Reminder of Play Area inspection, information only

CAB – magazine

rsn online newsletter 23 January 2012

CC – Planning and Regeneration Service expansion of Householder Team (West)

CC – Leader message to members

CLL – Leisure Activities in Cornwall

CC – Localism Newsletter edition 19

CPRE – How to shape where you live – a guide to Neighbourhood Planning booklet

CALC – The Week issue 2

CC – West Sub-Area Planning Committee Meeting -Engine House on agenda 01/02/2012 at Camborne – **NB Later removed**

Kerry Reardon – A letter in support of St Breaca Close proposals

Carrick Leisure – West Cornwall Outdoor Adventure Activities half-term

rsn online newsletter 30 January 2012

CC- Core Strategy Consultation - Comments requested

CC- Core Strategy newsletter January 2012

Cornwall Blind Association –Stride for Sight walk 24 March 2012

Messrs Behrens and Garthwaite (Keneggy Action Group) – development at Higher Keneggy

CC – Dogs on beaches information

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

CC – New archive and record office for Cornwall. Searching for possible sites

CC – Cornwall Conversation meeting dates

Rsn online – newsletter 30 January 2012

CC – Leader message to members 30 January 2012

Cornwall AONB – Annual forum Saturday 17 March 2012, 10 a.m. to 3 p.m. at the Zennor Building, Penwith College, St Clare Street, Penzance TR18 2SA

rsn online – newsletter 6 February 2012

## 27. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA

The following items were requested: Selling the Parish Rooms; Affordable Housing; Local Government devolution from Cornwall Councils to Parish Councils.

## 28. TO CONFIRM THE DATE AND TIME OF NEXT MEETINGS

**ORDINARY MEETING TUESDAY 6 MARCH 2012 at 7.00 p.m. in the PARISH ROOMS**

## 29. EXCLUSION OF PRESS AND PUBLIC

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

**It was proposed by Cllr Keeling, seconded by Cllr Wyvern Batt 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**

### **30. CONTRACTS**

It had previously been resolved that the current contractors be retained.

**a) To approve new contract details for grass cutting**

Cllr Rashleigh asked that the hedges between the single gate and bottom gate in Breage Playing Fields not be cut too low, to prevent children climbing over them.

**It was proposed by Cllr Shrimpton, seconded by Cllr Rashleigh and unanimously resolved that with the above addition the contract details for grass cutting be approved.**

**b) To approve new contract details for footpath cutting**

**It was proposed by Cllr Darby, seconded by Cllr Coleman and unanimously resolved that the contract details for footpath cutting be approved.**

**There being no further business the meeting closed at 9.43 p.m.**

# BREAGE PARISH COUNCIL

## MINUTES OF PUBLIC PARTICIPATION DURING THE PRECEPT/BUDGET PARISH COUNCIL MEETING HELD ON TUESDAY 10 JANUARY 2012 IN THE PARISH ROOMS BREAGE AT 7.00 P.M.

At 7.10 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 Christopher Smith did not wish to speak.

Mr Rayment spoke about the meeting regarding Praa Sands and District Community Centre and the threat of closure. The Centre is working well and is very well used. However, the Committee is desperately short of members and Mr Rayment asked all to consider putting their names forward.

Mr Roberts raised the matter of 14 b) saying that a Streetlight near his home in Praa Sands is shining into his property and causing him problems. He asked that a shade be put on the light. He also spoke about The British Astronomical Society and the worry of light pollution and provided photographs.

Mr Hodgetts spoke on item 10a) Planning, [PA11/10588](#) saying this covered a raft of issues raised by English Heritage because of misinterpreted plans where it was thought that the Tudor tower was to be double glazed. Because of the criticism the application had been withdrawn and was now being resubmitted. There were some revised documents. The 1920s annex would not now have recycled slate but new Delabole slate with existing materials being re-used when possible. The windows in the annex would not be double glazed but single glazed, as in the tower.

Mr Hodgetts reported that the roof is leaking badly and the pointing has failed so this was to be made watertight. Scaffolding would be erected but it was hoped to get through the work in a reasonable time so that neighbours would not be unduly affected. It was hoped that the repairs would last for the next 500 years.

Mr Hodgetts also spoke on item b) [PA12/00513 Certificate of Lawfulness](#), saying that for many years there had been a background of historic and links to the Castle and that the Trust has a commitment to this in support of young people as well as others.

Mr Garthwaite spoke on how to resolve the issue of 2 roads at Lower and Higher Kenneggy, which are in a very dirty, muddy state. He felt that Mr Benney's traffic was making the road worse.. he wished to avoid accidents happening. He had talked to the farmers who had told him that there was no point in brushing the roads as there is nowhere for the mud and slurry to go.

Cllr Keeling said that the famers should be clearing up any mud they have left on the roads. He would contact Dave Vincent, the Highways Manager about it.

Ms Hanson, National Trust Warden for Godolphin said that she had just come to show her face as there had been recent staff changes. The Countryside Ranger for the Mounts Bay area is now Pippa Morse. All contact details remain the same. Mr Knight told the meeting that he is a close resident to Pengersick Castle and was supportive of the work there but would like the time band and any notice to be made clear.

Mr Forbes lives next to Pengersick Castle and has a holiday let opposite. He was also representing Pengersick Residents' Association and spoke from a prepared script, a copy of which he left with the Clerk and which is copied below:

*'With reference to the Application PA12/00513, Pengersick Historic and Educational Trust for a Certificate of Lawfulness: It is noted that the application is to apply only to existing usage of the building and grounds specifically:*

- Educational visits to the Castle and grounds (Mr Forbes comments that he agrees this is an existing activity)*
- Four storey tower to be used as a museum to display artefacts and exhibits (Mr Forbes comments that he has concerns that the fourth storey indicates the use of the roof. If this is the case, I believe this would have safety and privacy implications. I would also question whether artefacts or exhibits have ever been shown on the roof and would therefore propose that only the internal rooms have ever been used as a museum.)*
- Tours of the Castle and grounds by members of historical associations (Mr Forbes comments that he agrees this is an existing activity)*
- Ghost Nights in the Castle and grounds (Mr Forbes comments that if these are conducted in a scientific manner that does not impact upon the 'peaceful enjoyment of the properties' of close residents, this would be an acceptable activity. Any activity that is undertaken after sunset and creates unacceptable intrusion into that enjoyment by noise or visual effect will invariably be viewed as a public nuisance.)*
- Displays in the Resource Room (Mr Forbes comments that he agrees this is an existing activity)*
- Fundraising events such as fetes, water dowsing, battle re-enactments, jousting and garden parties (Mr Forbes comments that jousting as defined in the Collins English Dictionary is defined as 'encounters with lances between two mounted knights'. This has never been an existing use and would not be supported by the Association in this application. It would be anticipated that other such fundraising events, by their nature, would be covered by a TENS notice to prevent continuous intrusion.)*
- Archaeological investigations in the grounds (Mr Forbes comments Agreed under the appropriate statutory controls.)*

*'List of relevant Statutory Controls to be considered in any future use of Pengersick Castle (not exhaustive):*

*Localism and Decentralisation Act 2011*

*Local Government and Public Health Act 2007 (Creates a duty to involve and has been enabled since April 2009)*

*Environmental Protection Act 1990*

*Noise Act 1996*

*Clean Neighbours and Environment Act 2005*

*European Convention on Human Rights (Establishes that everyone has the right to respect for his home and private life and that every person is entitled to the peaceful enjoyment of his possessions)*

*Sustainable Communities Act 2007*

*Human Rights Act 1998 (Makes it unlawful for a Local Authority to act in a way that will be incompatible with a convention right)*

*Crime and Disorder Act 1998*

*'In addition, Cornwall Council has numerous Documented Policies designed to prevent Public Nuisance and are available but are not exhaustive in the Licensing Act 2003 (Policy) document issued in April 2009. It is accepted that this is not a Licensing Application but the policy statements contained within the document would appear to sensibly apply.*

*'Looking further ahead, The Pengersick Residents' Association, through myself as Chairman, request that we would like to become a statutory consultee on all licensing decisions connected with Pengersick Castle. We would be pleased to receive any documents that the Breage Parish Council consider would benefit from community input with regard to this or future applications.*

*'The Association is keen to work in partnership with the Pengersick Historic and Education Trust and other Partners to ensure that this important community asset moves forward and develops in a sustainable way to the benefit and advantage of all sectors on the community of Praa Sands and the Parish of Breage. It would be pleased to be a part of any Breage Council lead initiative to ensure constructive dialogue.'*

The Chairman reminded the meeting that the Parish Council was not here to approve or not approve of the Certificate of Lawfulness but merely to pass comments on to Cornwall Council.

Mr Sutton gave his support to the Praa Sands and District Community Centre saying that it is a good venue used by many groups. He would like to see it continue to do this. On 12 March there is a Wine and Cheese Open Evening there, starting at 7.30 p.m.

He said that there are now two salt bins outside his home. Cllr Keeling advised that one will be removed.

Mr and Mrs Sutton had been pushed off the cliff Coastal footpath at Rinsey Head by mountain-bikers who had knocked Mrs Sutton over. Cllr Keeling will speak to Colin Bayes about this.

Cllr Keeling expressed his concern about the possible closure of PSDCC. He had spoken to Tom Wass about this. He hoped there would be a positive move to keep the Centre open as it was used by a fantastic number of groups.

Cllr Board endorsed the Trust Chairman's comments about Pengersick Castle. With regard to the Certificate of Lawfulness, as she had been resident in Praa Sands since 1964 she could confirm that she was fully aware of the Castle being used for the activities since 1980. She could vouch for everything except the jousting. Money had been raised through these activities. She said that the Ghost Night she had attended was as silent as the ghosts.

She appreciated the investment going into the Castle, a vast amount of both money and time being given to put the Castle in good order for the future.

Cllr Keeling expressed his willingness to mediate and Chair a meeting between the Trust and the Residents' Association. Public participation ended at 7.33 p.m.