

BREAGE PARISH COUNCIL

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01/13

Parish Rooms

Breage

Helston

TR13 9PD

DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS **BREAGE ON TUESDAY 8 JANUARY 2013 AT 7.00 P.M.**

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

Mrs C Macleod (Clerk)

2 Members of the Public

The Chairman welcomed everyone.

1. FIRE EVACUATION PROCEDURE

The Clerk read out the Fire Evacuation Procedure

2. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Anthony who was in America and from the Police.

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) 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 4 December 2012

It was proposed by Cllr Keeling, seconded by Cllr Coleman and resolved with two abstentions – as Councillors had not been present at the meeting - that the minutes of the Parish Council Meeting on 4 December 2012, with six amendments be signed as a true and correct record.

The amendments were: page 129/12, item 22, Carleen Village Hall, first line – delete 'pie' replace with 'pudding'; last paragraph – replace 'tried to move' with 'moved'; after 'wall' add 'to try'; after 'flow' add 'to the gully'; after 'bucket' add 'to gully Chy-an-Dour Road'; page 130/12, Public Participation, 7th line – after 'parking' add 'on Greenways'.

5. CHAIRMAN'S ANNOUNCEMENTS

The Chairman wished everyone a Happy New Year and encouraged Council to 'start the year as it intended to continue'.

6. POLICE REPORT

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

It was explained that PCSO Ceri Sadler would, because of family commitments, be leaving Devon & Cornwall Constabulary and the Clerk confirmed that her last day would be 15 January 2013

PCSO Sadler had sent the following message to Council:

'It has been a pleasure to meet and work with you all and I wish you all the very best for the future.'

The Clerk read out the following report:

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

'There have been seven crimes reported to the Police for the month of December.

'This compares to nine reported at the same time last year.

'There have been three cases of Criminal Damage to vehicles, two in Breage and the third in Balwest. All three have had all lines of enquiry followed and have been filed as undetected.

'There have been two cases of Assault, one in Breage and the other in Germoe. The offender in Germoe has been dealt with and this crime has been detected.

'In Praa Sands there has been a case of Possession of Drugs for which the offender has been dealt with accordingly.

Finally also in Praa Sands there has been a Threat to Destroy or Damage Property. This has been dealt with by way of Restorative Justice.

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

Cllr Ackland who had attended the Neighbourhood Watch meeting that morning reported that the Assaults were domestic and two of the Damage cases were foam squirted into car exhausts.

The Clerk was asked to contact PCSO Sadler and thank her for her excellent work.

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 was held here from 7.08 to 7.15 p.m.

8. REPORT FROM CORNWALL COUNCILLOR

Cllr Keeling apologised that he is catching up with e-mails as his laptop had a fault and was in for repair and gave the following report:

'Not a great deal to report given the holiday period, but the excessive rainfall caused a number of problems in the area, but I believe none that actually flooded homes. The full council in December resulted in a motion being sustained to enter into a "Light Version" of the Strategic Partnership, the so-called privatisation of services. This was a compromise to keep both our health and private sector partners on board. Limited services such as; document management; information services; some aspects of internal customer access and finance transactions will be transferred across; but Libraries and One Stop Shops will remain in-house services. Telehealth and Telecare will be expanded and scaled up to establish Cornwall as a world class large scale provider of this service within 12 months.

'Another issue was the political management of the Cornwall Council and how the new council's governance arrangements in 2013 will be addressed. It was decided after much deliberation, that a modified cabinet/leader system should be adopted with cabinet committees established to ensure greater member input and engagement. It is envisaged that the council will have the power of veto over decisions that pose serious doubts how they will impact on the community.

'Enforcement is being trialled with some town and parish councils which may help to reduce the amount of vexatious and petty complaints and focus resources on those breaches that are serious in nature.

'I hope to see a bus shelter down at the entrance to Pengersick Estate pretty soon given that a slab is now in place and all specifications have been put forward to the contractors. The bus stop sign opposite has now been moved to outside the Telephone Exchange, which is better than bus users having to stand on mud and grass.

'I attended a meeting with the CEO of Cornwall Care just before Christmas and was given a tour of Trengrouse Nursing Home in Helston. I pledged my support to help improve the facilities and accommodation for all of the elderly in care throughout Cornwall.'

9. 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**

PA12/11067 - Mr M Scorey - Post Box Corner, Carleen, Breage, HELSTON

Removal of condition 2 in respect of decision notice PA05/00942/F

Erection of two domestic garages, garden store, erection of a covered walkway, formation of an access and change of use of agricultural land to form part of domestic curtilage (removal of the permitted development rights)

Councillors felt that the Removal of condition 2 in respect of decision notice PA05/00942/F should not be approved.

It was proposed by Cllr Bradford, seconded by Cllr Rashleigh and unanimously resolved by voting Councillors that the application for the condition to be removed should not be supported.

PA12/11010 - Mr P Rowlands - Land adjacent to Thule, Helston Road, Germoe, PENZANCE TR20 9AA

Outline application for two detached dwellings with access off 'The Links' with some other matters reserved. Cllr Board expressed no objection to the application. Some concern was expressed by Cllr Bradford regarding the size of the proposed development. Adequate access was questioned. Cllr Board explained that the development at Parc Morrep had shared access. It was suggested that the plot would 'just' be big enough for the development and it was noted that the shared access was not to the main road. There had been no objections received from neighbours and no neighbours were present at the meeting.

It was proposed by Cllr Coleman, seconded by Cllr Board and resolved by voting Councillors with one vote against that the application be supported.

PA12/11682 – Mr & Mrs J May – Gorse-Lea, Pengersick Croft, Praa sands, PENZANCE TR20 9SW

Erection of single storey extension

Concern was expressed about the flat roof. Cllr Coleman felt that this was probably down to the cost. Cllr Best felt that it did not look easy to cut in a pitched roof. Cllr Bradford felt that it could be done. Cllr Ackland asked if Planning were still moving away from flat roofs. Cllr Bradford urged that a pitch roof be considered saying that there would be a saving on maintenance costs.

It was proposed by Cllr Coleman, seconded by Cllr Bradford and resolved unanimously by voting Councillors that the application be supported in principle but Councillors expressed grave concerns about a flat roof development as it was felt that it would look terrible and therefore urged the construction of a pitched roof.

PA12/09015 – Mr Rupert Ross-Macdonald –Wheal Fortune Bungalow, Wheal Fortune, Sithney, HELSTON

Demolition of existing bungalow and erection of a replacement

It was felt that the development would probably not distress neighbours. Cllr Bradford thought it a nice design that would work. The proposed building was felt not to be a replacement as it would be 4 times larger than the original.

It was proposed by Cllr Board, seconded by Cllr Bradford and resolved by voting Councillors with one vote against that the application be supported but the large size be noted.

PA12/11604 – Mr & Mrs D Donovan – Deugh An Chy, Ruthdower, Godolphin Cross, Cornwall TR13 9QZ

Proposed extension and alterations with the inclusion of a balcony at first floor level

Councillors were appalled by this proposed extension, saying that it looked horrible – like a giant shed and did not look right. It was felt not to be compatible with the original building. **It was proposed by Cllr Bradford, seconded by Cllr Rashleigh and unanimously resolved by voting Councillors that the application not be supported as the proposed extension and alterations would be completely out of keeping with the existing dwelling and would look dreadful, rather like a grand shed.**

PA12/11758 – Mr & Mrs Horne – The Old Vicarage, Breage, HELSTON

Re-covering of part of roof

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

PA12/11744 – Mr & Mrs Horne – The Old Vicarage, Breage, HELSTON

Demolition of existing domestic garage/log store and erection of new domestic garage/log store

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

PA12/11745 – Mr & Mrs Horne – The Old Vicarage, Breage, HELSTON

Listed building consent for the demolition of existing domestic garage/log store and erection of new domestic garage/log store

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

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON 4 JANUARY 2013

PA12/11849 – Mr & Mrs Jones – Mandrake, Herland Cross, HELSTON TR13 9RD

Erection of a single storey rear extension

There had been no comments from neighbours but Councillors felt that the proposed development had not been thoroughly considered and would be virtually unworkable. **It was proposed by Cllr Coleman, seconded by Cllr Board and unanimously resolved by voting Councillors that the application be supported in principle but a statement should be made that Breage Parish Council very much felt that insufficient consideration has been given to how to do the very large extension without affecting the neighbours. The extension was felt to therefore to be ill-considered and virtually unworkable.**

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

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

Breage Parish Council sent the following comments following discussion of this application at the meeting on 4 December 2012: 'Voting Councillors agreed to support the application in principle but wished to express concern over the design and large size - which was felt to look particularly terrible from behind - and also the potential flooding risk.'

'It was felt that as this is to be a rebuild and not an extension, 're-massaging' of the design and size should be considered.'

The Planning Officer then contacted the Clerk explaining that because the proposed replacement dwelling would, if permitted, result in a substantial dwelling whose overall bulk and lack of varying ridge heights would be harmful to the rural character and visual amenities of the area she therefore intended to recommend refusal. She asked that the Clerk confirm with Members within 5 working days that the Officer might deal with this under delegated powers. The Clerk contacted 5 of the 7 Councillors who had voted, all of whom were in favour of the Officer dealing with the decision under delegated powers.

This decision to be confirmed by resolution

It was proposed by Cllr Rashleigh, seconded by Cllr Bradford and unanimously resolved by voting Councillors that the decision of 5 of the 7 Councillors who had voted, all of whom were in favour of the Officer dealing with the decision under delegated powers be confirmed.

PA12/09200 – Ms Alison Poole – Penhale Vean, Breage, HELSTON TR13 9NU

Variation of condition 4 attached to decision notice PA12/01635 dated 18.06.2012 relating to the replacement of windows and doors using uPVC in lieu of previously agreed timber

Councillors discussed the cost of the installation of wooden doors and window frames, which would apparently be £37,000 to £42,000, double the price of uPVC windows. Breage Parish Council made the following comments following discussion at the meeting of 20 November 2012 and the application was fully supported:

Comment was made that this is not a new construction, the building is already a dwelling and already has a mixture of wooden and uPVC windows. The neighbouring property, some 7 yards away also has uPVC windows. Further comment was made that uPVC sash windows are these days very well constructed and sympathetic to standards. Cllr Board felt that in these times of austerity when someone is trying to do the best with money available a little understanding indulgence would not be out of place.

The Officer has now requested that Members who voted agree to disagree as she is minded to refuse this application 'due to the use of a modern material within a traditional building, as this would have an impact on the character and appearance of the traditional building. Guidance published by English Heritage for the Conversion of Traditional Farm Buildings reiterates the need to use traditional building materials which will be sympathetic to the historic fabric of the buildings. Based on the above and the adverse precedent this would set for other barn conversions, we believe this is justification to refuse the application'.

To resolve to make a decision regarding this application

Councillors were in unanimous agreement not to agree to disagree with the Officer for the reasons given above. **It was proposed by Cllr Board, seconded by Cllr Darby and unanimously resolved not to agree to disagree with the Officer but continuing to support the application, asking that their previous comments be repeated:**

Comment was made that this is not a new construction, the building is already a dwelling and already has a mixture of wooden and uPVC windows. The neighbouring property, some 7 yards away also has uPVC windows. Further comment was made that uPVC sash windows are these days very well constructed and sympathetic to standards. It was felt that in these times of austerity when someone is trying to do the best with money available a little understanding indulgence would not be out of place.

They also stated that the cost of maintenance for wooden windows would be phenomenal and unrealistic as there are so many windows in the property.

If the use uPVC windows is permitted, the Parish Council requested that it might have sight of the style and construction as Councillors were conscious that there are both good and bad available and would like to see that good quality windows used.

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

PA12/07560 – Mr R Benney – Land Adj To Sunnyvale Farm, Higher Kennegy, Rosudgeon, Cornwall

Construction of an extension to existing agricultural building

e) TO RECEIVE ADVICE OF APPROVAL OF NON-MATERIAL AMENDMENT

PA12/10569 – Jamie Robertson – St Breca, Higher Kennegy, PENZANCE TR20 9AU

Replacement of existing dwelling with new dwelling (non material amendment to PA12/01279 to include revised chimney design, level floor throughout to comply with disabled access requirements, inclusion of rooflights in pitched roof and amended window design and external door configuration

f) TO RECEIVE ADVICE OF REFUSAL TO APPROVE PLANNING APPLICATION RECEIVED FROM CORNWALL COUNCIL

PA11/02425 – Mr Malcolm Daniels – Wheal Vor, Breage, HELSTON, Cornwall TR13 9NQ

Conversion and extension of stable block to create dwelling

Additional

PA12/10580 – Mr & Mrs Belcher – Trewennick Bungalow, Carnmeal, Breage, HELSTON TR13 9NL

Proposed conservatory extension to existing domestic dwelling

PART APPROVED/PART REFUSED

PA12/04969 - Mr A Fornear – Hillsdale Holiday Cottages, Polladras, Carleen, HELSTON TR13 9NT

Removal of condition 1 of planning permission PA78/01480/OD03 relating to occupancy of the bungalows as holiday accommodation (units 5 & 6 only)

Additional**PA12/11060 – Mr Peter Greenough – Bluebell Cottage, Godolphin Cross, HELSTON**

Works to trees

g) Local Planning Forums

Notes of the November meetings provided

1 Introduction and welcome

Mike Varney, Member Champion for Planning, welcomed everybody to the forums and mentioned that Cornwall Council Planning Committees were moving from a three weekly cycle to a four weekly cycle and that Members of those committees would have to attend training to become accredited. Planning Committees will also be commencing at 2pm. These changes have come about as a result of the Planning Peer Challenge that took in February 2012.

2 Service update

Phil Mason, Head of Planning and Regeneration, gave a brief update on what is currently happening within the Service in respect of the budget, service improvement and Planning Policy. PM mentioned that the Government were looking to introduce a measure where Local Authorities' performance would be measured much more closely and if performance is not good enough then decision making powers could be taken away until improvements are made. Cornwall Council and Local Councils have to be aware of this and understand that we won't always be in agreement but that we have to communicate that and understand why. PM also stated that although Localism hadn't had as much of an impact as originally suggested but the principle is still with us and there is an opportunity for Local Councils to decide what they want for their area.

3 Workshops/presentations

Delegates participated in all three of the following workshops/presentations:

· **Local Plan (Core Strategy) update**

The National Planning Policy Framework (NPPF) was published in April of this year. The NPPF is important because it's different to anything we've been used to i.e. it's only 51 pages of Policy. The key messages are that if there is lack of a Local Plan or Neighbourhood Plan the NPPF becomes the default position. In most cases previous policies are not in conflict with the NPPF but this just needs to be checked when previous policies are used. There is a presumption in favour of sustainable development which in effect means that we should be taking a positive approach unless harm can be shown. Cornwall Council has been working on producing a Local Plan over the past 18 months which will be subject to a full council decision in the coming months. The Local Plan sets out broad numbers and a distribution among Community Network Areas along with some broad policies. As well as the Local Plan, Cornwall Council has produced Town Frameworks, which will support a key allocations document, and supplementary planning documents. It was mentioned that some of the Town Frameworks don't contain anything for smaller developers – Terry Grove-White responded that if there are key things that Local Councils think need to be included then they need to have a discussion with Cornwall Council as a Town Framework could include broader policies to include smaller scale development, but also commented that there is a presumption that this sort of development will come forward anyway. Neighbourhood Plans can be developed in parallel with Town Frameworks but it needs to be clear about who is looking at what; it should be a partnership. Terry Grove-White mentioned infill development and that Local Councils may wish to define where this would work in their area through the Neighbourhood Plan. The Local Plan won't define development boundaries but these can be made more defined through a Neighbourhood Plan (or just be left more flexible). The Allocations Document will be put together in partnership with Local Councils and we are happy to be led by Local Councils as long as we can meet the numbers specified in the Local Plan and defend the allocations made. The importance of Areas of Outstanding Natural Beauty (AONBs) and Conservation Areas is reflected in the NPPF and the Local Plan but it is important to remember that balance is required between protecting the area and meeting local need. The allocation of housing numbers by Parish could be left to Local Councils or divided up on a pro-rata basis. These discussions will need to take place locally.

· **Localism Act/Neighbourhood Planning update**

The Government have made it clear that Neighbourhood Plans should be about enabling development and giving communities the power to decide where they would like development and what form it should take. Neighbourhood Plans will need to show at least the amount of development that is shown in the Local Plan but it won't be until January/February 2013 that there is a clear steer on numbers. The housing numbers required by the Local Plan are measured from 2011 so we already have 20,000 of the 48,000 suggested. It is hoped that when Local Councils take control of development they will decide they want more than is required of them. Neighbourhood Plans will have real weight and Cornwall Council will have to make decisions that accord with them. The first question to ask is 'what are the issues in our community?' to decide if a Neighbourhood Plan is the right thing (it isn't always). It's extremely important to get the community involved and help everyone to talk openly. It is also important to ensure that the development is deliverable and in this respect it is key to engage with developers and understand viability. After a Neighbourhood Plan has been written it will have to go through an examination by an independent examiner whose sole job is to look at whether the policies listed are deliverable and if they meet European Legislation. After the examination there will be a referendum to decide if the community are in favour of the plan. At the referendum more than 50% of the people who turn out to vote would have to be in favour for it to become policy. There has been lots of creativity around how to create a Neighbourhood Plan without spending too much money i.e. looking for expertise within the community, recruiting students from the relevant subject area to help out for free. Until a Neighbourhood Plan is completed it would be hard to refuse an application based on its policies. Neighbourhood Plans must have longevity and not just look at issues that are emerging now. If considering joining up with other Local Councils to write a Neighbourhood Plan then make sure that you have done a fair amount of work on your own first to ensure that joining up with others is the right thing to do. Appeals inspectors have been trained and instructed that their decisions must also adhere to the policies within a Neighbourhood Plan.

· Building Control, The Building Regulations

The essential services the Building Control Service provides are:

- Attending dangerous structures
- Supporting the emergency services
- Helping tackle climate change
- Ensuring new builds and alterations meet safety regulations

The Building Act 1984 gives us our powers and beneath this are the Building Regulations with another layer below called Approved Documents which offer guidance. The Building Regulations change quite frequently e.g. the Kyoto Agreement will be implemented by making changes to the Building Regulations. By 2016 the government is hoping to make sure that all New Builds are carbon neutral. The Building Control Service has been competing with private approved inspectors since 1984 so we have to be very customer focussed. The Competent Persons Scheme means that these private approved inspectors have to let us know when work has been carried out so that we can register it.

We also practice 'pre contravention intervention' which means that our aim is to stop contraventions before they occur and avoid mistakes happening so that enforcement action doesn't need to be taken. Extended services are also offered such as Energy Certificates and Air Pressure Testing.

4 General questions/comments

C I am glad to hear that in the future Cornwall Councillors will have to be accredited to sit on a Planning Committee.

Q With regard to Member Accreditation, how will this be administered and who will supply the accreditation?

A The Member Accreditation will be gained through the Royal Town Planning Institute (RTPI) and will cover key issues. Using the RTPI will ensure that it's fit for purpose.

Q Do the principles discussed around setting out details for housing in Neighbourhood Plan apply to other types of development i.e. office space, retail?

A Yes.

Q Would it be possible to bring railways back to areas through a Neighbourhood Plan?

A Discussions around railways would probably need to take place at a higher level but get in contact with Cornwall Council and we will be able to offer guidance.

C There are cases where planning decisions are made but then end up going to a Public Enquiry, the Secretary of State and eventually the Supreme Court. It seems that we can be steam rolled.

R This shows the importance of having a robust Local Plan and how if we don't have one, we leave ourselves wide open to having decisions taken away from us.

Q Is there a danger that a change of government could reverse the Localism agenda?

A It's hard to say, anything is possible.

C Getting hold of Planning Officers is impossible.

R We are aware that it's an issue and are trying to address it. We are in the process of setting up a General Planning Enquiries Team to remove the gap between Call Centres and Officers. Mike Varney suggested getting hold of your Local Member if you are having problems contacting an officer.

Q Planning Committee Agenda Reports are being reduced, can we be reassured that Parish Council comments won't be cut out?

A Yes, Parish Council comments will not be cut out.

C During the workshops sessions it was very difficult to hear because of the two workshops taking place in the same room.

C I have not had any difficulty getting hold of a Planning Officer over the past year.

C The Idox (public access) system is very slow for accessing planning documents which can make it very difficult when trying to use it during a Committee Meeting.

R Please email systemsupport.planning@cornwall.gov.uk with the dates and times of when the system is slow and we will look into the problem.

C Please can the staff who scan in plans try to make sure they scan them in the right way round i.e. not upside down.

Q Throughout the Local Plan references are made to Community Network Areas and plans are being made for Community Network Areas but in some areas CNAs are too big (Truro and the Roseland for example).

A We recognise that in some areas Community Network Areas are too large to plan for and that is why we have taken Truro out and given it its own priorities.

Q The Local Plan quotes figures of 50,000 new jobs and 49,000 new houses. How do the Council see this working?

A It's not just about creating new jobs but also protecting traditional industries i.e. minerals working. It will also be important to assist people who don't or can't work back into employment. The population in Cornwall will go up – more people are coming in and less are leaving. With regard to housing figures it's important to remember that there are already around 20,000 extant permissions to take into consideration which brings the figure down to around 29,000. We have to plan for the population that will exist in Cornwall.

Q Some of the targets for affordable housing in the Local Plan seem totally unachievable i.e. 30% in Camborne, how will this be dealt with?

A The figures are targets and therefore the start of negotiations. We recognise that the targets are not always achievable but it's up to developers to prove that they can't achieve them.

Q In the Local Plan how is the level of housing going to be linked with infrastructure growth? There is the potential for a mismatch.

A There are a number of delivery mechanisms but traditionally a S106 agreement has been used. The Cornwall Infrastructure Levy is being prepared which will give the Council powers to put a charge on each new development which Cornwall Council and the Local Council can decide how the money should be spent.

Q Is there a figure which the Community Infrastructure Levy will charge each new development yet?

A No, but the level will be different in different areas – generally it's likely to be £50-£100 per square metre.

Q How are Local Councils going to have the planning expertise to create a Neighbourhood Development Order?

A Planning training is ongoing and Cornwall Council are here to support Local Councils, the safeguard is that the plan will have to go through a referendum so the community will have to be happy with the details. Also, it isn't compulsory, if Local Councils don't feel comfortable putting a Neighbourhood Development Order together then they don't have to.

Q There has recently been a consultation about renewing the Local Council Protocol, what is the next step?

A There has been some confusion over this consultation – the protocol hasn't really changed, some extra information has been added to make it clearer.

Q Before a planning application is submitted the Council often receives a Screening Opinion request, why aren't Local Councils notified that these have been submitted.

A The Screening Opinion is a technical exercise and there is no requirement to consult anyone before an opinion is given (we have extremely tight timescales on these sorts of requests). The Planning and Regeneration service will look into whether we can notify Local Councils when requests for Screening Opinions are submitted.

Q Where do Cornwall Council stand on the many single wind turbine applications that are being submitted?

A We have to accord with the policies of the National Planning Policy Framework which tells us to provide for renewable energy, there is a test against harm but the presumption is in favour of these sorts of applications. A neighbourhood plan could be used to specify where communities think wind turbines would be suitable.

C Consultations on applications in adjacent parishes are even more important with wind turbine applications.

A We are currently reviewing our procedure for consulting adjacent parishes after an ombudsman complaint, so we will come back to Local Councils with more information on this soon.

C There are a lot of applications for small scale wind farms at the moment.

A Central government are encouraging small scale wind farms with financial incentives so in some ways it's out of our control. We are putting together a map of all wind farms in Cornwall to try and measure the cumulative impact.

Q Does South West Water have to plan for upgrading their infrastructure?

A They should upgrade to suit planned development but it's difficult for them to understand because there is no Local Plan yet. So far South West Water's upgrades have been application led but we are engaging with them.

10. FINANCE

a) To resolve Finance Regulations 6.6 Resolution for approval of use of a variable DD for payments to SW Water for quarterly water payments for Cemetery and Parish Rooms

b) To resolve to approve January payments

no.	Name	cheque	Service/item	Net	VAT	Total
81	e-on	dd	Electricity Streetlights Nov	£224.75	£44.95	£269.70
82	SW Water	dd	Water Parish Rooms	£14.18		£14.18
83	SW Water	dd	Water Cemetery	£20.05		£20.05
84	SSE Contracting	103153	Non-routine maintenance Streetlights	£4,000.00	£800.00	£4,800.00
85	Information Comm's Office	103154	Renewal data protection	£35.00		£35.00
86	T F Laity	103155	Bus shelter cleaning	£182.50		£182.50
87	Martin Luck Group Ltd	103156	Paper	£29.50	£5.90	£35.40
88	EDF Energy	dd	Electricity Parish Rooms	£29.60	£8.64	£38.24
				£4,535.58	£859.49	£5,395.07
	Mrs C L Macleod	103151	Salary December			
	PO Ltd (HMR&C)	103152	PAYE	£237.00		£237.00
	PO Ltd (HMR&C)	103152	Employer's NI	£99.69		£99.69
				£336.69		£336.69
	Mrs C L Macleod	103157	Travel 20 mls @53p	£10.60		£10.60
	D R Treloar	103158	Caretaker salary December	£29.60		£29.60
				£4,912.47	£859.49	£5,771.96

Cllr Keeling confirmed that he had checked the payments as neither Cllr Best nor Cllr Anthony had been available.

Cllr Wyvern Batt queried the amount of the Cemetery water bill and asked that an eye be kept on it. The Clerk subsequently checked the invoice and found that the usage charge was £9.79 and the standing charge, (£37.44 divided by 365 days multiplied by 100 days), £10.26, total £20.05. **It was proposed by Cllr Keeling, seconded by Cllr best and unanimously resolved that the payments as listed above be approved for payment.**

c) To acknowledge receipts

Interest: £4.18; Cemetery fees £83

Receipts were acknowledged.

d) Clerk to provide Bank balances

As at 31 December 2013 Current reconciled: £8,744.01; Tracker: reported as £37,498.02 but should have read £30,139.79 (*transfer to current not shown on statement + £641.77 LMP claim); Petty Cash: £100; Total: £39,291.74 amended to include *.

11. FOOTPATHS**a) South West Coast Path National Trail**

To decide whether to accept in principle a grant of £4,636.76 to cut Breage's section of the coast path – Mr Sanders willing to do work

It was proposed by Cllr Rashleigh, seconded by Cllr Coleman and unanimously resolved that Parish Council accept in principle a grant of £4,636.76 to cut Breage's section of the coast path.

12. HIGHWAYS

- a) Extremely muddy road reported down to Higher Trevurvas - Farmers' names requested and given
Cllr Keeling will discuss this with Adrian Hosking. Cllr Keeling reported that Higher Trevurvas residents have requested a grit bin, adding that it may be possible to move the additional one from the Praa Sands triangle.
- b) Temporary Road Closure – repair leak to communication pipe, Carleen, Breage 4-8 February 2013 (24 hours)
- c) Bad repair to footway by BT/Twinline, Pellor Fields - Reported to Cormac and re-repaired same day
- d) Cllr Board raised the matter of the gullies at Praa Sands below the Post Office as they need proper clearing. Cllr Keeling will look into this and raise it with Adrian Hosking.
She asked Cllr Coleman if he would still provide the cement that she had requested at the last meeting. He agreed that he would.
- e) Cllr Rashleigh repeated that the bush just before the cutting in the Old Coach Road out of Breage had not been removed. She added that there was rubbish at the bottom of the gully on the right-hand side and on the left-hand side there is a dangling branch – at car windscreen level.
- f) Cllr Coleman reported that by his home in Hendra Lane, where the water table has risen, the tarmac has been lifted. Cormac have been there a couple of time but it is too wet at present to do anything.
- g) Cllr Best suggested to Cllr Keeling that a suggestion be made to Cornwall Council that, because large vehicles are causing great damage to the road surfaces of small roads in the Parish, in future new road signs for the small roads in the Parish should include advice for HGV vehicles to ignore Sat Nav information and not enter these small roads.

13. STREET LIGHTING

The Clerk reported that the Annual Maintenance and Lamp Replacement had been completed by SSE and the following repairs were now needed:

Within 12 months

*063BA lantern and bracket

*092BA lantern

*029BA lantern and bracket

028BA lantern and bracket - new

*088BA lantern

*037BA lantern and bracket

* shown as within 5 years at end of 2011

*061BA lantern and bracket

080BA lantern - new

081BA lantern and bracket - new

6 lantern & brackets at this year's price would be £5,600 + VAT

Five years

086BA lantern and bracket

087BA lantern and bracket

Time not stated

097BA bracket

009BA bracket

Two on last year's 5-year list are now shown to be in good condition!

The Clerk will write to SSE to confirm the above and find the time for those not stated. She said that £4,000 had been allocated in the 2013/2014 budget but there should be some available from the routine maintenance budget.

Cllr Ackland asked the Council to ensure that money be made available to complete the repairs during the next financial year. **It was proposed by Cllr Coleman, seconded by Cllr Ackland that money be made available to complete the listed necessary repairs during the next financial year.**

14. CEMETERY/CLOSED GRAVEYARD

- a) Interment of ashes on 12 December 2012

15. PRAA SANDS

- a) Public Conveniences

Request that Mr Tatlow's suggestion re. running of toilets at Praa Sands be put to Members as a viable short-term fix:

'Further to earlier correspondence I have spoken to John Keeling about the public toilet situation in respect of Breage Parish.

'My understanding is that your council is looking at a standstill budget for next year and is therefore not keen to commit funds to public conveniences. The position across the county as a whole is that there is a fixed sum of money available, and the continued provision of toilets is dependent on town and parish councils taking them on with the grant from Cornwall Council covering 100% of the fixed costs (water, rates, electricity and the like) and 50% of the cleaning costs. Many councils have accepted the grant. However, there is no additional money available and therefore the facilities in those areas where we do not have an agreement with the town/parish council will need to be re-considered. In order to meet the financial target, we are likely to have to close some of the facilities which would otherwise have remained open and/or reduce the operating times to cut costs.

'If your council is keen to continue the debate over the running of the toilets at Praa Sands, then there is a possible short-term solution which would allow us to continue to run the facility at its current level. The effective shortfall between the grant and the current running costs is 50% of the cleaning cost. If your council was able to find the 50% for the financial year 13/14 this would allow us to continue to operate the facility whilst we continue to investigate the longer term alternatives.

'I would be grateful if you would put this suggestion to your members and let me know whether this is a viable short-term fix.'

There followed long discussion during which it was suggested that someone local could probably be found to carry out the day-to-day cleaning of the toilets more efficiently than is done at present. However the Parish Council were not keen to take over the running of the toilets and as the budget has been set, there would be no funding for this. It was suggested by Cllr Keeling that the matter be put on hold. **It was proposed by Cllr Keeling, seconded by Cllr Ackland and unanimously resolved that the matter be presently deferred.**

- b) E-mail from Mr Rayment re. his continued concerns about the excessive speed of traffic approaching the junction at Trewartha Road
This had been dealt with by Cllr Keeling.
- c) Bylaw sign not erected – Green being accessed by horse riders
The Clerk read out correspondence she had received from the contractor, apologising for the delay and hoping to have the sign erected by the end of the week providing a part needed to affix the sign is received.
Cllr Board said that 3 horse riders are going down to the beach from the east of the basketball court, by the broken steps.
- d) Blackthorn removal – monument site
Cllr Board said that the blackthorn growing southwards needs cutting back and expressed concern that it would interfere with the N461 monument site. She added that the Green is in a terrible state and this is not good for what will be quite an event. She felt that this would be an opportunity to try and improve the easily accessible area. She asked where cars would be parking. She felt the west end would be suitable as visitors could walk along Castle Drive. Cllr Board suggested that Councillors should meet at the Green to agree a suitable place for the monument. Cllr Keeling asked that these matters be looked at once Cllr Anthony has returned. Cllr Anthony to arrange a time.
- e) Erosion
Cllr Keeling will deal with this. The Clerk had advised the Environment Agency of the recent falls at Praa Sands and had received an odd reply, which she read out:
*'Thank you for your enquiry regarding erosion at Praa Sands.
'For your information, I have passed your query to our local External Relations Team (Planning and Corporate Services) for advice. The External Relations team have 20 working days from the date we receive your enquiry to provide a response, and they will get this to you as soon as possible.
'Should you wish to contact them in the meantime, their details are below. Please quote your Enquiry Ref 121217/RM03 in your correspondence with us.'*
- f) Lack of refuse bins western end
Cllr Keeling had received information that bins had been stolen. Cllr Board said that bins were removed for winter but members of the public would not walk as far as the toilet area with their rubbish and just left it. She said there is now no bin at the eastern end at all nor was there last summer. She added that the beach is only cleared as far as the Lifeguard house.
Cllr Keeling said he would look into this.
- g) Rain excess Pengersick Lane
This has caused clogging of the drains again. Cllr Keeling said he would look into this.

16. COMMUNITY RIGHT TO BID

To answer the following:

1. Are there any assets members think should be listed?

The following were listed: Ashton Snooker Club; The Net Loft, Ashton; The Church of the Annunciation, Ashton; Breage Social Club; Old Praa Sands Hotel and field east side; Telephone boxes in the Parish; Parish Rooms Breage. It was noted that the team appointed at the last meeting had not yet met. Further discussion was therefore deferred.

2. Are there any groups that members think don't know about this and should?

3. Is there any need for this to be publicized?

17. CODE OF CONDUCT

To note changes

These are changes to the Standing Orders now necessary because of the recent changes to the Code of Conduct.

It was proposed by Cllr Keeling, seconded by Cllr Wyvern Batt and unanimously resolved that the Clerk be given permission to make the relevant changes to Breage Parish Council's Standing Orders in the light of the recent changes to the Code of Conduct.

18. REPORT FROM CLERK

a) The Clerk reported that the Electrician had managed to tighten the water heater switch so there is no need to for a new one, yet. He made no charge.

b) The Clerk sent through the photos of the land falls at Praa Sands to the Environment Agency who sent rather an odd reply: -

Dear Carol

Thank you for your enquiry regarding erosion at Praa Sands.

For your information, I have passed your query to our local External Relations Team (Planning and Corporate Services) for advice. The External Relations team have 20 working days from the date we receive your enquiry to provide a response, and they will get this to you as soon as possible.

Should you wish to contact them in the meantime, their details are below. Please quote your Enquiry Ref 121217/RM03 in your correspondence with us.

External Relations

Planning and Corporate Services

Environment Agency

South West Region, Cornwall Area

I trust that this information is helpful.

Kind regards,

Richard Melbourne

Customer Service Advisor Environment Agency Part of National Operations

c) The Clerk had forwarded Council's interest in the Seagull sacks

d) The Clerk reported that she was still on 'catch-up' after her Annual Leave and apologised that not all was yet complete.

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

Carleen Village Hall

Cllr Darby reported that there will be a Quiz Night on 19 January.

Cllr Rashleigh asked if Cllr Keeling had found out who checked the positioning of bat and owl boxes. He had not.

She also asked about the caravan parked in the field near Breage School. Cllr Keeling reminded her that there is an Enforcement Order on this. She asked him to check on the progress.

Cllr Bradford asked about Westward Ho, Ashton. Cllr Keeling said that again, this is an Enforcement matter and that the owner had been advised to put in a pre-planning application. Concern was expressed that there had been 4 cars for sale on the drive.

Cllr Bradford also asked about the replacement windows at 7 Vicarage Row, Breage. The late Georgian 18 pane windows had been smashed out and replaced with a modern plastic design. Cllr Keeling said he would check with Enforcement.

Cllr Best complained of the appalling effort of the Sports Centre, Helston. Because a bulb had not worked since last November no-one can use the sports' facilities.

Cllr Board reported that the elderly are very much missing the seat that has been removed to make way for the new bus shelter in Pengersick lane, Praa Sands. Council was reminded that the legs of the seat are rotten so it cannot be used.

Cllr Board reminded Council that the pot holes at the basketball area need filling.

Cllr Ackland reported that sadly, because of hospitalisation of several of the cast, the 2013 Carleen Pantomime has been cancelled. Rather than provide an inferior production the Pantomime will be picked up and run in 2014.

Cllr Keeling reported that the Youth Bus was up and running and provided leaflets with the dates and times that it will be at its 4 venues. Breage dates are fortnightly on a Wednesday from 9 January, at 7.00 p.m. in the Queen's Arms car park.

20. CORRESPONDENCE

rsnonline – Rural Opportunities Bulletin December 2012
 SLCC - news bulletin
 Fit – awards ceremony
 Came & Company – newsletter
 BF Adventure Merry Christmas
 CALC – The Week 30
 Carleen CCC – Letter of thanks
 rsnonline – newsletter 10 December 2012
 Open Spaces – Growth and Infrastructure Bill
 Came & Company – Merry Christmas
 uiuii Services Network – call for evidence LEADER programme
 Signpost – newsletter
 Cornwall AONB – Season’s Greetings
 rsnonline – newsletter 17 December 2012
 Signpost – West Cornwall news
 Fit – Year 2012 report
 SLCC – news bulletin
 MEP – newsletter
 CC – consultations that you may wish to attend
 Rural Services Network – press release re. Council Financial Settlement Statement
 Cornish Mining – newsletter
 Open Spaces Society – Growth and Infrastructure Bill
 SLCC – Branch meeting and lunch to celebrate SLCC’s 40th Anniversary 12.30 p.m. Victoria Inn, Roche, 9 January 2013
 rsnonline – newsletter 24 December 2012
 Barclays – Financial Services Compensation Scheme
 CC – West Sub-Area Planning Committee 7 January 2012, 2 p.m. Committee Room, CC
 South Western Ambulance Service – Twentyfourseven magazine
To note any correspondence received since the agenda was published
 rsnonline - newsletter 7 January 2013

21. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA

There were none

22. TO CONFIRM THE DATE AND TIME OF NEXT MEETING

ORDINARY PARISH COUNCIL MEETING Tuesday 5 February 2013 at 7.00 p.m. in the PARISH ROOMS

This was confirmed

There being no further business the meeting closed at 9.07 p.m.

BREAGE PARISH COUNCIL

DRAFT MINUTES OF PUBLIC PARTICIPATION DURING THE ORDINARY PARISH COUNCIL MEETING HELD ON TUESDAY 8 JANUARY 2013 IN THE PARISH ROOMS BREAGE AT 7.00 P.M.

At 7.08 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 Rayment spoke about the ditch opposite Mr Watts new drive in Pengersick Lane that was referred to at the last meeting. It has still not been filled in and is a foot wide and quite deep. There is now a cone there but the ditch is dangerous.

Cllr Keeling said he would check with Adrian Hoskin.

Mr Rayment said that he was bemused by the saga of the CC Chief Executive who he heard on the radio at 7 a.m. on Monday morning. He hoped that there would not be a golden goodbye as had been received by his predecessor. Mr Rayment suggested that the new Chief Executive receive a salary of no more than £100,000 p.a.

Mr Rowlands, the applicant, Item 9. Planning, PA12/11010 spoke about the outline planning application. He provided additional drawings and said that he felt the 1/3 acre site to be very generous for two dwellings. Mr Rowlands had been advised by 2 accredited planning agents that the site is suitable. The 1981 original plan of the Links development shows two houses on the proposed site. The proposal will give an indicative 91-108 sq.m. per dwelling compared to the 140 sq.m. of the adjacent property. As the recommended density is 20 houses per hectare, 2.47 acres, Mr Rowlands felt that his proposed dwellings would fit in well.

Public Participation ended at 7.15 p.m.