

# BREAGE PARISH COUNCIL

Mrs Carol Macleod  
Clerk to the Council  
Tel: 01326 574781  
E-mail: [breageparishcouncil@btconnect.com](mailto:breageparishcouncil@btconnect.com)  
Website: [www.breagepc.org.uk](http://www.breagepc.org.uk)

63/11  
Parish Rooms  
Breage  
Helston  
TR13 9PD

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## **DRAFT MINUTES EXTRAORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS** **BREAGE ON THURSDAY 18 AUGUST 2011 AT 7.00 P.M.**

Present: Cllr J Keeling (Chairman)

Cllr Mrs J Anthony  
Cllr A Best  
Cllr Mrs T Board  
Cllr S Caddick  
Cllr Mrs P Darby  
Cllr Ms C Rashleigh  
Cllr P Shrimpton

Mrs C Macleod (Clerk)  
12 Members of the Public

The Chairman welcomed everyone.

### **1. FIRE EVACUATION PROCEDURE**

The Clerk read out the Fire Evacuation Procedure.

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

Apologies for absence were received from Cllr Ackland who is still not well enough to attend, Cllr Greenstreet who had family duties in London, Cllr Wyvern Batt who was caring for someone just out of hospital 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 interests (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 interest in item 7c) Planning, PA11/04433 as she knows Mr Hodgetts because of her past friendship with the previous owner of the Castle. Cllr Darby declared a personal and prejudicial interest in Item 7a) Planning, PA11/06209 as she is the Council's representative on the Carleen Village Hall committee.

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

There were none.

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

Nothing was reported

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

The Chairman spoke about Cllr Ackland, saying that it was great news that he is out of hospital and said that he hoped to be back to his Councillor duties when well enough.

### **5. 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 7.04 to 7.09 p.m. The Public was invited by the Chairman to join in the discussion of the next item.

### **6. THE FUTURE OF THE PUBLIC CONVENIENCES AT PRAA SANDS**

#### **a) To introduce MR JAMES ORTIZ Strategic Partnership Team Leader Strategic Waste & Landscape Transport, Waste and Environment Service, Cornwall Council**

The Chairman introduced and welcomed Mr Ortiz and his colleague, Mr Paul Martin.

#### **b) A discussion re: THE FUTURE OF THE PUBLIC CONVENIENCES AT PRAA SANDS**

The Chairman stated that as this was to be just a discussion he felt that he had no prejudicial interest in this item. However, if it should become prejudicial for him as a Cornwall and Parish Councillor he would declare an interest and leave at that point.

The Chairman asked where the Parish Council, Cornwall Council and businesses at Praa Sands could progress with the solution to the future of the public conveniences at Praa Sands.

Mr Ortiz started by saying that of the £3M budget for public conveniences savings of £1.5m had to be found across Cornwall over the next 18 months.

The proposed strategy therefore is to give direction and look at different approaches. Cornwall Council does not wish to close public conveniences but if the budget has to be cut by a half it seemed likely that some would be closed. Cornwall Council were looking to talk to Parish and Town Councils to see if they would take on public conveniences. This could be done by the Councils, Community Groups, Businesses, etc. There are approximately 220 public conveniences in Cornwall – a large amount but a large area.

Mr Ortiz had written to Councils in January about the strategy that had now been adopted. He wrote again reiterating and updating on the previous correspondence.

Mr Ortiz now said that Cornwall Council would be willing to provide a grant of 50% towards supporting the facilities if Parish and Town Councils are willing to take on the public conveniences.

Mr Ortiz again stated that it will probably not be possible to keep all the public conveniences.

There was a need to bring information together as all the information that is held is from old Kerrier budgets and individual public convenience costs are not carried through. Mr Ortiz did say that matters were becoming clearer but then went on to say that the grant may not be 50%. He said this was the situation and Cornwall Council would be looking at being in partnership. If Parish/Town Councils did not wish to do this the situation would need to be re-evaluated but he asked, what options would be left. It appeared that the only solution would be to close conveniences as there would not be sufficient funding to keep them going.

Mr Ortiz explained that the next few months would be spent meeting with Parish/Town Councils but the changes would have to be implemented on 1 April 2012. Parish Councils would therefore need to look to cover costs when precepting for 2012/2013.

Mr Martin emphasised that Cornwall Council did not wish to close public conveniences and that the figures were not 100% certain. It was thought that the 50% grant would be towards operating the facilities, cleaning and materials, water and rates.

The Chairman opened the meeting for discussion, saying that it was strongly felt that many of these public conveniences were on non-Cornwall Council owned beaches but that Praa Sands is a Cornwall Council owned beach and that surely Cornwall Council should have some kind of priority to keep it open.

It was felt that it should be kept at a reasonable standard – the present standard being extremely poor. It was agreed that the Praa Sands toilets are mainly used by visitors and not by Parishioners. It was therefore felt to be wrong to use the Parish Precept as it would not be of benefit to many Parishioners.

Cllr Best felt that the 50% would give a very small grant and he wondered where the rest of the money would be going.

Cllr Rashleigh asked how accurate the figures are and was told that 2010/2011 is the best information to date and that information is still being gathered as to repair costs and building maintenance, etc.

Cllr Anthony asked if the grant was a one-off payment. It was confirmed that a grant would be offered for 2012/2013 and 2013/2014 and that it may continue after that but it was not known at what level.

She asked if the overall strategy was to 'get rid' of toilets. Mr Martin answered that it was clear that they could be run more efficiently locally.

Cllr Anthony said that the whole of Cornwall benefits from tourism so surely there should be an amount for public toilets. It did not appear to be taken into account. The public convenience at Praa Sands was not primarily for Parishioners but for tourists and she did not believe that the money should come from a local Parish budget. Mr Martin confirmed that the budget was only known up to 2012/2014.

Cllr Keeling said that on a local level he was taking 'a lot of flack'. The Parish Council are in a very successful Local Maintenance Partnership with Cornwall Council for footpath cutting. This works very well and he was sure that the Parish/Town Councils could run public conveniences a lot better than they are being run at present.

Mr Coward asked about the cost of emptying the waste but this was unknown. He also asked about the cost of cleaning as only 10 minutes at most is spent doing this. Again, the cost of this was unknown.

Mr Darby asked if there is a statutory duty for Cornwall Council to provide the conveniences and was told that there is not. He then asked what criteria there was in place to justify the conveniences and if there were seasonal variations. He was told that the setting up of methodology would be developed: on how to choose one set of toilets over another. There would be a working group and members would consider options, report to Scrutiny by October and the recommendations would be considered. Numbers would be decided, standards and opening times would be set.

It was agreed that there is definitely seasonal variation. Mr Darby felt that there could be up to 500% uplift of usage at Praa Sands.

Cllr Keeling added that it is sometimes more difficult to take away non-statutory facilities than statutory.

Cllr Wyvern Batt said that there are few other toilet facilities at Praa Sands, only at the Sandbar and the Cove. Of Praa Sands conveniences are closed these businesses would be inundated. She asked what people would physically do.

Mr Martin felt that it would probably be areas like Penzance and Newquay towns that had more conveniences that would have them closed rather than areas where there were only one set of conveniences.

Cllr Keeling said that the Parish Council did not wish to stick its head in the sand and asked if it would be possible to look at a Partnership with Cornwall Council, the Parish Council and the Businesses to find out if it could be done. This would be incumbent on what offers Cornwall Council would make before any possibility could be considered.

Mr Crofts questioned the feasibility of a waste management system at £300 a load.

Cllr Keeling had serious reservations due to the number of power cuts and that the toilets are in a disgusting state. He said that there needed to be dialogue between Cornwall Council, the Parish Council and Businesses to look at a business case and asked Mr Ortiz to arrange this and to visit again.

Mrs Hodges stated that tourism is important and that Praa Sands is a premier beach. She felt that as the conveniences at Praa Sands are so inadequate they should be rebuilt before the Parish Council even considered the prospect of taking them over.

Cllr Keeling felt that they should be brought up to standard.

Mrs Hodges said she continually received complaints about how bad and what a health hazard the Praa sands conveniences are.

It was felt by Mr Norman that bed and breakfast facilities should also be considered as businesses.

Cllr Wyvern Batt questioned the cost of bringing the conveniences up to standard.

Mr Ortiz said that if a Parish partnership were in place money would be given towards bringing the conveniences up to a reasonable standard. However, what that standard would be was not known. There is a Capital pot that could be used.

Mrs Hodges said that users of the toilets were prepared to pay for using the facilities if they were a good standard.

Mr Martin said that as the time scale is short a decision would soon have to be made. They needed to return to the Parish Council.

Cllr Shrimpton expressed concern that the 50% grants could be less, could be more according to the information given. It could therefore be 50% for the first year but then just 25% or less the next.

Mr Martin said the figures were based on the 2010/2011 figures and could not be promised to be accurate.

Cllr Shrimpton again expressed the possibilities of variation in the grants.

Cllr Anthony said that as this was to be in place by 1 April 2012 and it was now more than half-way through August a lot more concrete information was urgently needed. It would not be right to make a decision without these figures and time was needed to think about it.

Cllr Keeling advised that Cabinet would make the final decisions. He said that a solution be looked for but if there was not one the Parish Council should back off but to ignore it completely would be no good. Something needs to be done. He urged Council that if there is a way round it, to find it but stressed that there was no obligation to take the conveniences on.

Cllr Anthony said that if better information was available the Council could perhaps make a decision.

Cllr Rashleigh felt that the Council could find itself in a bad situation.

Cllr Anthony added that she had no confidence because there were few figures available.

Mr Martin promised that the figures would be found and sent next week. It would be explained why if figures were shown as estimated.

Cllr Board said that no-one was more familiar with these conveniences than she was. Her son did the cleaning in the 1970s. She asked if Cornwall Council would retain ownership of the building or hand it over. She was told by Mr Ortiz that it would probably be offered as a 99 year lease arrangement. Cllr Board asked how many beaches there are in Cornwall and was told that there are 46. She emphasised that Praa Sands toilets are the only ones in the Parish and they were built in the 1950s. She felt that to try to hand over a building like this unless it is in the best possible condition would be wrong. Mr Ortiz said that a partnership should ensure that work could be done but there was no guarantee that this could be done before 1 April 2012. Cllr Board said that there is no mains water and that would be expensive. She asked if the conveniences are rated. Mr Ortiz did not know.

Mr Darby explained that design is part of his life and he would like to establish some facts on the specifications for public buildings. He felt that when there are as many as 2,000 people on the beach the toilets are not adequate. He looked for some sort of comparator – for a future truth to which the Parish could work.

Mr Ortiz replied that the British Toilet Association sets out per capita the number of toilets needed as did Building Regulations but he had no idea of any details of this.

Mr Darby felt that these should be factors the decision makers should have at their fingertips and asked that it be bracketed in.

Mr Ortiz agreed to try to do this.

Cllr Best commented that with £1.5m, or 50% of the budget being closed a great deal of money would be realised and wondered if the present strategy was a smoke-screen to sell off conveniences and make money that would not be used towards the conveniences.

Cllr Keeling suggested that the capital could be used to build new conveniences.

The Chairman thanked Mr Ortiz and Mr Martin for attending and said that the Parish Council may be interested in a working group but it may not wish to get involved at all.

Mr Ortiz and Mr Martin expressed their thanks and left the meeting at this point saying that they would be in touch.

## 7. PLANNING

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

**PA11/05357 – Mr P Watters – The Farm, Fore Street, Ashton, HELSTON**

Retention and completion of new dwelling

The Chairman explained that a previous application had already been approved and these were minor alterations. It was felt by Councillors that the proposed wooden cladding for the north face was not in character with the surrounding buildings in Ashton village that are granite farm buildings. It was strongly felt that the character of the village should be protected. **It was proposed by Cllr Rashleigh, seconded by Cllr Board and unanimously resolved that the application be supported in principle but that it be noted that the Council does not think that the wooden cladding proposed for the front of the building is an appropriate material for this property which is amidst a farm complex of mostly granite barns in Ashton village, it is felt that the character of the village should be protected and that this concern please be looked into by the Planning Officer.**

Cllr Darby left the room at this point.

**PA11/06209 – Mr I King – Carleen Village Hall, Carleen, Breage, HELSTON**

Extension of time for the alteration to first floor storage area to form office and computer suite and formation of an external staircase (Decision Notice PA08/01323/F dated 11 August 2008)

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

Cllr Darby returned to the room at this point.

**PA10/08808 – Mr S J & Mrs K D Mason – Redallon Farm House, Breage, HELSTON, Cornwall**

Conversion of renovated barn/workshop to ancillary dwelling/holiday accommodation

Cllr Rashleigh noted the applicants' attention to the protection of bats and barn owls asked that an additional clause be considered: that Cornwall Wildlife Trust be invited to give definite advice on where to place nesting boxes, once building work has been completed. **It was proposed by Cllr Rashleigh, seconded by Cllr Best and unanimously resolved that the application be supported and to add the following: Breage Parish Council notes the applicants' attention to the protection of bats and barn owls and asks that an additional clause be considered in that: The Wildlife Trust be invited to give definite advice on box placements once the building has been completed.**

**PA11/06003 – Mr & Mrs Trethewey – Cove Cafe, Chris Olds Clipper Restaurant, Westcliff, Sydney Cove, Praa Sands**

Change of use of cafe to two holiday units

The Chairman advised that Mr & Mrs Trethewey have great concerns over the viability of the business as they are suffering a loss at the present time. This will be kept for business use and will therefore add to the businesses at Praa Sands. Cllr Anthony questioned the number of parking facilities as there only appeared to be two spaces. She also expressed concern over increased traffic in the vicinity of the coastal footpath. Cllr Board advised that vehicles are not permitted on the coastal footpath and that Mr Newberry is not permitting entrance/ exit on his land so there will be no additional traffic past Bodeeve to the Chalet and that she did not think this would be much more of a burden. She added that there would be no new cess pool built so there would be no extra digging for that. **It was proposed by Cllr Board, seconded by Cllr Darby and unanimously resolved to support the application but to express some concern over whether adequate parking facilities will be provided and the possibility of increased traffic near the coastal footpath.**

### **b) TO CONSIDER ADDITIONAL PLANNING APPLICATIONS RECEIVED AFTER THE PUBLISHING OF THE AGENDA THAT WILL NEED TO BE COMMENTED UPON BEFORE THE NEXT FULL MEETING**

There were none.

### **c) TO CONSIDER LISTED BUILDING CONSENT APPLICATION FROM CORNWALL COUNCIL**

**PA11/04433 – Mr J Hodgetts – Pengersick Castle, Pengersick Lane, Praa Sands, PENZANCE, Cornwall**

Listed building consent for the remedial works to roof, walls and windows

**It was proposed by Cllr Rashleigh, seconded by Cllr Best and resolved with one abstention, (Cllr Board), that the application be supported.**

### **d) Retrospective re-vote due to additional information supplied by Cornwall Council**

**PA11/05317 – Mr & Mrs K Thomas – Little Rosewarne, Godolphin Cross, HELSTON, Cornwall**

Conversion of outbuilding to form holiday accommodation and associated works

Of the 10 Councillors who voted to support the above application at the meeting on 2 August 2011 and 5 now wish to agree to disagree with the Planning Officer's decision and 5 not to support the application. Cornwall Council has been informed. The Chairman had spoken to Mr Thomas and expressed concern that the agent did not provide all the necessary information. The Clerk had obtained information from the Councillors who had previously voted and had returned the application with the above retrospective comments. He hoped that Mr Thomas would keep talking with the Planning officer and that a solution may be found.

## 8. HIGHWAYS

To confirm the vote to agree to the re-naming of Pengersick Croft, Praa Sands. 9 Councillors have agreed to this change. Cornwall Council has been informed

The Clerk had obtained the above information from 9 Councillors and forwarded the agreement to Cornwall Council.

**9. CEMETERY/CLOSED GRAVEYARDS**

- a) To consider request for a memorial stone in memory of the late Alfred Plater  
**It was proposed by Cllr Keeling, seconded by Cllr Shrimpton and unanimously resolved that the proposed memorial stone in memory of the late Alfred Plater be approved.**
- b) To agree the fee of £30 for the raised stone charge in cremated remains section  
**It was proposed by Cllr Keeling, seconded by Cllr Shrimpton and unanimously resolved that the fee for a raised stone of not more than 4" including a hole for a flower pot and the first inscription be £30.**

**10. TO RECEIVE POLICE REPORT JULY 2011**

In the absence of the Police the Clerk was asked to read out the following report:

'There have been 15 crimes reported to the Police in the month of July.

'These consist of:

2 Thefts, one in Carleen and the other in Breage;

2 Thefts of motor vehicles, one in Breage, the other in Rinsey;

1 Theft of a pedal cycle from Breage;

5 Burglaries, one each in Breage, Nancegollan, Godolphin, Great Work Ashton and the other in Trenear but items have since been returned;

1 Criminal Damage to property in Praa Sands;

1 Case of Inappropriate taking of Photographs in Praa Sands;

1 Drink and Disorderly in Breage, which has been detected

and 2 Assaults, both of which were in Praa Sands and one of which has been detected.

'This is a disappointing amount of crimes for your parish compared with the 6 crimes reported last year. As a community could we work together by being extra vigilant especially with the locking of doors and outbuildings?

'Please do not hesitate to contact the police if you see anything suspicious in your parish.'

Cllr Anthony asked if there could be any feedback on detection rates, crimes solved.

Apparently these figures are available at the end of the year when statistics are collated.

Cllr Anthony felt it would be better to have this information monthly. Cllr Best advised that the Council had previously been informed that this is not possible.

**11. TO CONFIRM THE DATE AND TIME OF NEXT MEETING - Tuesday 6 SEPTEMBER 2011 at 7.00 p.m.**

This was confirmed.

There being no further business the meeting closed at 8.35 p.m.

# **BREAGE PARISH COUNCIL**

## **DRAFT MINUTES OF PUBLIC PARTICIPATION DURING THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON THURSDAY 18 AUGUST 2011 IN THE PARISH ROOMS BREAGE AT 7.00 P.M.**

At 7.04 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 Darby asked for the criteria for the existence of any seasonal variation to be explained in regard to the costs of running the public conveniences at Praa Sands, re. item 6, the Future of the Public Conveniences at Praa Sands. The Chairman advised that this should be included in the next item.

Mr Hodgetts spoke briefly on item 7c), Planning, explaining that Pengersick Castle had suffered for many years as it had not been properly maintained. It was hoped that the Trust could now preserve the Castle for posterity and put everything right that needed to be put right. It was hoped that the Castle could be 'the Jewel in the Crown' of Praa Sands rather than 'a blot on the landscape'. It was intended to plough any profits made from the Castle into teaching young- folk some of the old skills such as stone wall building and thatching.

Mr Hodgetts was asked about the resident ghost and replied that it was forever active. He explained that he had been there at 9.30 one evening, sorting books. He had a pile on a windowsill when all of a sudden the books came flying through the air!

Laura Richards and Jordan Wharmsby, employees of Mr & Mrs Trethewey – Cove Cafe, were attending in support of Mr & Mrs Trethewey's planning application PA11/06003.

Public participation ended at 7.09 p.m.