

# BREAGE PARISH COUNCIL

73/10

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Parish Rooms

Breage

Helston

TR13 9PD

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## **DRAFT MINUTES EXTRAORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS** **BREAGE ON THURSDAY 19 AUGUST 2010 AT 7.00 P.M.**

Present: Cllr J Keeling (Chairman)  
Cllr T Ackland  
Cllr A Best  
Cllr P Greenough  
Cllr Mrs A Greenstreet  
Cllr G Higginson  
Cllr M Phillips  
Cllr Ms C Rashleigh  
Cllr P Shrimpton  
Cllr Mrs R Wyvern Batt

4 Members of the Public  
Mrs C Macleod (Clerk)

The Chairman welcomed everyone to the meeting.

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

Apologies for absence were received from Cllr Nicholls because of illness. Cllr Darby was also absent but not through her own choice. She had not received notice of the meeting.

### **2. 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)**

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

3. Cllr Wyvern Batt declared personal and prejudicial interest in item 7, Planning, PA10/03945 as she is resident there. Cllr Phillips declared that he would not take part in or vote on item 11. Parliamentary Boundary E Cornwall and Plymouth/Devon.

#### **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 announced with regret that he had received a letter of resignation from Cllr Nicholls. He read the letter to the meeting. Cllr Nicholls explained that he had hoped to continue until the 2013 elections but that two debilitating attacks had reduced his mobility and he had to resign now. He thanked the Council for their valiant work and wished them future success. The Chairman said that he would respond to the letter with best wishes and thanks for Cllr Nicholls' excellent service to the Council. Councillors joined in expressing their regret to this resignation.

### **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 7.03 to 7.06 p.m.

### **6. PLANNING**

Cllr Keeling requested that the following statement be made: 'As a reserve member of the Planning West Committee I 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**

PA10/04128 – Mr & Mrs Cox – Higher Redallon, Pengwedna, Nancegollan, HELSTON

Erection of a domestic outbuilding and alterations to access

**It was proposed by Cllr Wyvern Batt, seconded by Cllr Best and unanimously resolved to support the application.**

W2/PA09/01648/F – Bronzemill Limited – Cornwall Motel, Main Road, Ashton, HELSTON, Cornwall

Demolition of existing motel and associated building, and erection of 18 self-catering units of holiday accommodation  
The Chairman asked Councillors for their comments. They were pleased to see that this amended application was now for self-catering holiday lets and felt that this would mean fewer cars than the previous application and that the number of parking spaces would be acceptable. Councillors also expressed approval that granite is to be used on all buildings as are slate tiles. It was agreed to support the applications but to ask that conditions be applied. It was also agreed to request that the application come before the full Planning Committee. **It was proposed by Cllr Greenough, seconded by Cllr Ackland and unanimously resolved that the application, with the following conditions, be supported and that it be requested that the application goes before the full Planning Committee:**

**1. An external lighting condition to control light pollution.**

**2. A condition to ensure that an acceptable sewerage treatment and outfall is in place.**

**3. A condition to ensure that the accommodation is used only for holiday purposes and not as a main place of residence and that the domestic 'permitted development' right is removed.**

PA10/04583 – Mr & Mrs Blowers – The Godolphin Arms, Godolphin Cross, HELSTON, Cornwall

Change of use and conversion of outbuilding to form 2 holiday lets and relocation of public house toilets  
Councillors expressed concern that the applicant appeared not to acknowledge in the design and access statement that the building is listed and states that 'this storage building is not listed'. It was appreciated that the holiday lets have now been linked in to the pub business. However, the loss of the pub garden access for families was questioned as it was thought that this should be left as accessible to pub users. The toilets being moved into the pub would, it was felt by some, greatly reduce the floor area of the pub, and so possibly reflect loss of earnings. It was noted that the proposed new windows and doors would overlook the cottage opposite and it was felt that these windows and doors would be, not only inappropriate for a listed building, but that they also would bring neighbourliness into question. Councillors found the principle of holiday lets acceptable but not the design and **it was proposed by Cllr Greenough, seconded by Cllr Higginson and unanimously resolved not to support the application.** The Clerk was asked to highlight Councillors concerns and to indicate that they would like to see the pub garden and as much floor space as possible retained. Councillors stressed that they do not want to see the business disappear.

PA10/04097 – Mr R Abernethy – Gwedna Farm, Gwedna, Godolphin Cross, HELSTON

Extension to dwelling

**It was proposed by Cllr Wyvern Batt, seconded by Cllr Keeling and unanimously resolved to support this application.**

Cllr Wyvern Batt left the room at this point.

**b) TO RECONSIDER PLANNING APPLICATION RECEIVED FROM CORNWALL COUNCIL IN LIGHT OF FURTHER INFORMATION RECEIVED**

PA10/03945 – Mr P Rogers – Pengelly Barton Access To Pengelly Barton, Pengelly Cross, Breage

Extension of time for the erection of an agricultural dwelling and installation of a septic tank (Decision notice number PA05/00751/F dated 31 August 2005)

The Chairman read out the additional information received from the Planning Officer in response to the Council's request.

**It was proposed by Cllr Greenough, seconded by Cllr Rashleigh and unanimously resolved to support the application for an extension of time.** Councillors expressed regret that more information had not been furnished with the application and asked that the Planning Officers, in future cases of reapplication after a period of time, resubmit copies of the original drawings to the Parish Council.

Cllr Wyvern Batt returned at this point.

**c) TO RECEIVE REPORT ON THE PLANNING COMMITTEE MEETING OF 17 AUGUST 2010**

NR/10/0042/WAS - Haulfryn Group Limited – Praa Sands Holiday Park, Praa Sands, PENZANCE TR20 9TQ

Retrospective application for the installation of phase 1 sewage treatment works and application for phase 2 sewage treatment works to serve Praa Sands Holiday Park

This application had been withdrawn pending further information.

**d) TO CONSIDER APPLICATIONS RECEIVED AFTER THE PUBLICATION OF THE AGENDA UP TO 12 NOON ON MONDAY 16 AUGUST 2010**

PA10/03446 – Mr S Garrett – The Cottage, Oak Tree Lane, Higher Trescowe, Germoe, PENZANCE TR20 9RT

Change of use of land to private gypsy site to accommodate one static caravan

The applicant has made many applications over the last 10 years or so to work on a barn but having received planning permission has carried out none of the renovations and a completion order had been served. Councillors felt unable to comment and wish to ask several questions, receive replies, then further discuss the application at their meeting on Tuesday 7 September 2010. **It was proposed by Cllr Keeling, seconded by Cllr Best and unanimously resolved that the following questions be asked of the planning officer:**

1. Planning permission was granted for conversion and a completion notice served – what after-action was taken following non-compliance?
2. Is the land still residential from a planning point of view?
3. Has the site been abandoned?
4. Is there evidence to support the applicant's claim to gypsy status, i.e. nomadic lifestyle?
5. If the applicant is in poor health would enforcement action be taken if permission was refused?

6. Is it realistic to expect Breage Parish Council to comment on non-existent images, (not representative of the development area), of how the proposed static caravan would be sited in future?  
and that The Clerk was requested to ask the Planning Officer for his views on the application. It was agreed that once the replies have been received they will be discussed at the next meeting and Council's comments forwarded at that time.

**RECEIVED AFTER THE PUBLICATION OF THE AGENDA**

**a) GRANT OF CONDITIONAL PLANNING PERMISSION**

PA10/03008 - Mr B Rosevear - Land At Penvearn, Trewithick Road, Breage, Cornwall TR13 9PZ

Erection of workshop and creation of additional storage and parking area

PA10/03204 – Mr P Hamill – The Old Vicarage, Godolphin Cross, HELSTON, Cornwall

Extension to dwelling

PA10/03235 - Mr & Mrs P Laity - 10 Troon Row, Breage, HELSTON, Cornwall TR13 9PY

Extension to dwelling

PA10/03167 - Mrs R Hughes - Ashdown Cottage, Rinsey Croft, Ashton, Helston Cornwall TR13 9TW

Replacement dormer extension and installation of a rooflight

PA10/03143 – Mr S Mills – Tamarisk, Hendra Close, Ashton, Helston

Erection of conservatory extension and domestic shed

**b) GRANT OF LISTED BUILDING CONSENT**

PA10/03205 – Mr P Hamill – The Old Vicarage, Godolphin Cross, HELSTON, Cornwall

Listed Building Consent for extension to dwelling

PA10/03579 - The National Trust - The Cider House, Godolphin House, Godolphin Estate, Godolphin Cross, Helston, Cornwall

Listed Building Consent for the repairs to building

**c) CERTIFICATE OF LAWFULNESS FOR EXISTING USE OR DEVELOPMENT**

PA10/03055 – Mr A Nankervis – Springfield Acres, Main Road, Ashton, HELSTON

Certificate of Lawfulness for the existing use of property as two dwellings

**d) REFUSAL OF PLANNING PERMISSION**

PA10/03371 - Ms E Sharp - 2 Tregonning Close, Ashton, HELSTON, Cornwall TR13 9RT

Erection of a dwelling

**7. FINANCE**

**a) To approve additional August payments**

Cllr Greenough confirmed that he had checked the payments.

no.	Name	cheque	Service/item	Net	VAT	Total
49	Stephen Babbage	102814	Handyman duties -notice boards	£115.00		£115.00
50	R W Beard	102815	2 cuts Cemetery/B&G greens/field	£360.00		£360.00
			Hedges Cemetery/field	£160.00		£160.00
			Praa Green &Triangle	£150.00		£150.00
51	Tracey Rickard Ltd	102816	Service charge website - one year	£50.00		£50.00
				<b>£835.00</b>		<b>£835.00</b>

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

**b) To acknowledge receipts**

Cemetery fees: £252 + £35; Admin:£1.60.

The above receipts were duly acknowledged.

**8. CEMETERY**

**Decisions to be made re: Health and Safety and Risk Assessment**

**a) To decide whether Cemetery should be closed and a sign placed on the gate whilst a grave is dug or whether plastic fencing should be purchased to put round the grave.**

After discussion it was proposed by Cllr Phillips, seconded by Cllr Keeling and unanimously resolved that warning tape be purchased to put round unfilled graves and that 2 notices be purchased, the first for grave digger to attach to the front gate advising that a new grave was being dug and the second, a portable notice to be placed by the grave digger at the new grave, advising that it is an unfilled grave.

**b) To approve the purchase of a new shed subject to prices obtained**

It was proposed by Cllr Phillips, seconded by Cllr Keeling and unanimously resolved that a new shed be purchased after the receipt of next year's Precept.

**c) To decide whether the grave digger should sign a Cemetery safety agreement**

It was proposed by Cllr Keeling, seconded by Cllr Phillips and unanimously resolved that the grave digger, Mr Beard be asked to sign a cemetery safety agreement.

## 9. CONSULTATION ON PROPOSALS TO CAP PARISH AND TOWN COUNCILS

### To express views as requested

The Chairman explained that views had to be forwarded to NALC/CALC by 27 August and to the DCLG by 10 September. After discussion **it was proposed by Cllr Keeling, seconded by Cllr Greenough and unanimously resolved that the following comments be forwarded to NALC/CALC and to the Department for Communities and Local Government:**

**Breage Parish Council welcomes the proposal to replace the system of centralised capping, thus giving local people a stronger role in determining annual Council Tax increases. However, it is vital that the legislation introduced makes it absolutely clear that the large majority of smaller Parish Councils are protected by a standard de minimus principle that would provide a 'double lock' mechanism. This will act as a safety net for smaller authorities like Breage Parish Council. It was noted that Parish Council Tax increases may appear large in percentage terms even though the absolute cash increase is very small. (The Clerk should also add details of the cost of the election for a Parish Councillor the Parish had experienced and give numbers of the electorate and the number who voted.)**

**It was felt that, given that the traditional turnout of voters is low, there should be a minimum requirement for voter turnout in the case of a referendum being held.**

## 10. PARLIAMENTARY BOUNDARY E CORNWALL and PLYMOUTH/DEVON

### To respond to the Mayor of Saltash's request to send a letter to the Boundary Commission

The Clerk advised that another letter had since been received advising that the Boundary commission would take no evidence on potential proposals at this stage. A letter from a Parishioner had also been received with a request that a copy be sent to Andrew George MP. Councillors had received copies of these letters. The Clerk had e-mailed the Mayor of Saltash to ask where letters should now be sent.

It was felt that Cornwall's geographical situation should be taken into consideration. **It was proposed by Cllr Rashleigh, seconded by Cllr Keeling and resolved with 1 abstention that the Mayor's letter be used as a template to send a letter to Andrew George together with a copy of the Parishioner's letter and also that copies be sent to Prince Charles, Duke of Cornwall and to whomever the Mayor of Saltash advised.**

## 11. CORRESPONDENCE

LAIS – Council Tax Referendums

CALC – This week issue 4

Devon & Cornwall Police Authority – Liaison meetings Camborne: Wesley Centre, Chapel Street TR14 8EG at 7.30 p.m.

No need for Nuclear – Request to lobby MP asking them to sign Early Day Motion No 557

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

Government Office – Invitation for community organisers to attend workshop re: proposal to train Community Organisers:

Bristol 13 September 10.30 to 12.30 or Plymouth 15 September 10.30 to 12.30 Addresses available from Clerk

Perfect Moment – Survey re: new Community Building, Helston Cattle Market

CC – Winter Service Policy – salt bins Purchase?

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

Highway Verges; New Councillor; Godolphin water-chute maintenance; Sign for Breage Pump.

## 13. TO CONFIRM THE DATE AND TIME OF NEXT MEETING - Tuesday 7 September 2010 at 7.00 p.m.

# **BREAGE PARISH COUNCIL**

## **MINUTES OF PUBLIC PARTICIPATION DURING THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON THURSDAY 19 AUGUST 2010 IN THE PARISH ROOMS BREAGE AT 7.00 P.M.**

At 7.03 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 Hersee asked if he could make comment about the speed of traffic passing Breage School. Speed gun tests had been carried out here and it was hoped that something could be done to reduce the speed limit from 30 to 20 m.p.h. Because of financial cuts this may not be possible but he wondered if perhaps rumble strips could be strategically placed. The Chairman advised Mr Hersee that Highways are currently looking at speeding and moving speed issues and there would be meeting at Carleen Village Hall sometime in October. The Regional Engineer would be there to look at measures that could be introduced. Parishioners with concerns would be able to raise as many issues as they liked. The Chairman encouraged Mr Hersee to attend the meeting.

Public Participation ended at 7.06 p.m.