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Parish Rooms
Breage
Helston
TR13 9PD

**DRAFT MINUTES PRECEPT/BUDGET PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS
BREAGE ON TUESDAY 22 NOVEMBER 2011 AT 7.00 P.M.**

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

Mrs C Macleod (Clerk)
12 Members of the Public

The Chairman wished everyone a good evening and welcomed them.

1. FIRE EVACUATION PROCEDURE

The Fire evacuation procedure was read out by the Clerk

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Ackland who is recovering from an operation and Cllr Coleman who was working.

3. DECLARATION OF INTERESTS

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

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

a) in respect of any items on this agenda

Cllr Keeling declared a personal and prejudicial interest in item 7b) (i) and (vi) Finance as he is a trustee of Ashton Amenity Area and is a member of the Carleen Pantomime Group. Cllr Rashleigh declared a personal and prejudicial interest in item 7b) (iii) Finance as she is the Parish Council's representative on Breage Playing Field committee. Cllr Darby declared a personal and prejudicial interest in item 7b) (vii) Finance as she is the Parish Council's representative on Carleen Village Hall's committee. Cllr Best declared a personal and prejudicial interest in item 6. Planning, [PA11/09076](#) as his water pipe passes through the applicant's field entrance.

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

There were none.

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

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

4. CHAIRMAN'S ANNOUNCEMENTS

The Chairman said that Gweek Seal Sanctuary would be holding a Christmas Fair on Saturday and Sunday from 10 a.m. each day. Breage School pupils would be singing on Sunday at 11 a.m. and he encouraged folk to go and hear them. Entry would be free.

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 7.22 p.m.

6. PLANNING

Cllr Keeling's statement: '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'. Cllr Keeling explained that he is now a full member of The Planning West Committee and he therefore would not be voting on any of the applications.

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

PA10/03122(updated) - Mr G Anstee - Engine House Cottage, Poldown, Breage, Helston, Cornwall TR13 9NN

Change of use of former engine house to form holiday accommodation and installation of a septic tank

There had been a great deal of comment about this application during public participation. The Chairman reminded the public that the Parish Council can only comment on the application. He told Councillors that the Planning Committee can look at it if they wish it to be brought before the committee. The Chairman asked Councillors to make their comments on the application. Cllr Shrimpton supported the application and was happy for it to go before the planning committee. Cllr Board felt that it should go before the committee as there had been so much public disquiet. Cllr Anthony agreed that it should go before the committee. She did not support the application, feeling that holiday accommodation is not an appropriate use for a listed building in a World Heritage Site. She also expressed concern about bats and barn owls that use the site as a habitat. She also felt that the development would be unneighbourly and listed her reasons for this. She did not want the site to become a 'mini holiday site'. She spoke about the letters of support that had been received from people who lived a long way from Cornwall and who would in no way be affected by the proposal. She asked for her concern about a standard letter of support being sent by many people outside of Cornwall to be expressed to the Planning Officer. Cllr Best was not against the conversion but wondered about the access. He also felt that the application should go to full committee. Cllr Greenstreet felt that the neighbours' concerns appeared to be a big issue. The Chairman advised that a site meeting may be possible. Cllr Rashleigh was against the development. and asked for the application to go to the full planning committee. Cllr Darby expressed concern about the access as it looked like a proper road but it is in fact a track. The Chairman asked Cllr Caddick if he had any problems with the application and he replied that he had many and where should he start? He felt it to be an inappropriate development as it is part of the World Heritage Site. He said that he knows the area very well and that he felt it was a good idea for the application to go to the full committee. He had a problem with the curtilage of the property as some of the area around Ivy Cottage had been bulldozed flat. There are rights of way either side of the mine stack, as the property is bisected by a byway. He felt that Cornwall Planning Committee would get a clearer picture of the curtilage by referring to and working from 1978 OS maps as all should be shown on those. He said that a lot of the features are excluded on modern maps. The Chairman here referred to a 1973 survey. Cllr Caddick said that the Wheal Vor mine is the richest and deepest and so a very impressive feature of the World Heritage Site. The adit, (access shaft), that runs from the top of the hill from the Borlase shaft on Quarry Lane, is some 1½ miles long, ¼ mile wide and ½ mile deep and is pretty hollow, as is the whole piece of ground. Cllr Caddick added that there is a huge void under there. Wyvern Batt felt that engine houses could and have been made into lovely buildings and thought that perhaps the full committee could be a way forward for this application as it was appearing so contentious. **It was proposed by Cllr Wyvern Batt, seconded by Cllr Anthony and unanimously resolved by those voting that the Ward Councillor request that the full Planning Committee look at this application and arrange a site visit.** Cllr Keeling did not vote.

PA11/08733 – Mr & Mrs Perry Marsh – 8 Higher Row, Ashton, HELSTON, Cornwall TR13 9RY

Change of use from holiday accommodation to permanent residential use

The Chairman advised that the principle of development is already in place. Comment was made that it was good to see holiday accommodation being changed to permanent use instead of the other way round as was usual. **It was proposed by Cllr Rashleigh, seconded by Cllr Board and unanimously resolved by those voting that the application be supported.** Cllr Keeling did not vote.

Cllr Best left the room at this point.

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

Erection of new stock shed/stable block

It was noted that a neighbour had lodged an application because of the size of the proposed building, saying that he would not have objected to a smaller building. Cllr Wyvern Batt said that she was not in favour as the building was extremely large. It was also noted that the visual impact would be overpowering. The Chairman said that Mrs Ollerton could go back to the planning officer to see what would be an agreeable size. Cllr Darby said that the gateway was in the corner of the field and that a footpath runs through the field next to it and that problems could be caused should the gate be moved. **It was proposed by Cllr Wyvern Batt, seconded by Cllr Darby and unanimously resolved by those voting not to support the application because of the visual impact of the very large building and because the public right of way that may be affected by the widening of the gate. It was said that a much smaller building would be welcomed.** Cllr Keeling did not vote.

Cllr Best returned at this point.

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

Ground mounted solar panel system

It was proposed by Cllr Best, seconded by Cllr Caddick and unanimously resolved by those voting that the application be supported. Cllr Keeling did not vote.

PA11/08643 – M R Enterprises Ltd - Land Adj. To 9 Higher Row, Ashton, HELSTON, Cornwall

Construction of 2 dwellings with integral garages, formation of an access and septic tank drainage

Councillors agreed that this is an acceptable development and could see no problem with the application. **It was proposed by Cllr Shrimpton, seconded by Cllr Best and unanimously resolved by those voting that the application be supported.** Cllr Keeling did not vote.

PA11/09310 – Mr Brent Rosevear – Rosevear Engineering, Trewithick Road, Breage, HELSTON TR13 9PZ

Erection of a workshop building (re-siting of building under reference PA10/03008

This is to be a re-siting of a workshop, further away from the school. **It was proposed by Cllr Shrimpton, seconded by Cllr Board and unanimously resolved by those voting that the application be approved.** Cllr Keeling did not vote.

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

Conversion of a redundant barn to form a dwelling

The matter that the footpath would be used for access was again raised. It was wondered if Troon Row would be a better access. Cllr Board felt that Troon Row would be more dangerous. **It was proposed by Cllr Best, seconded by Cllr Board and unanimously resolved by those voting that the same comments as previously submitted should be re-submitted.**

These are: **Breage Parish Council supports the application in principle but expresses concern regarding the footpath and asks that lawful authority for use of the footpath for access be obtained.** Cllr Keeling did not vote.

b) TO CONSIDER APPLICATION FOR LISTED BUILDING CONSENT FROM CORNWALL COUNCIL

PA10/03123 - Mr G Anstee - Engine House Cottage, Poldown, Breage, Helston, Cornwall TR13 9NN

Change of use of former engine house to form holiday accommodation and installation of a septic tank

This refers to PA10/03122 (updated) and will now be considered by the Planning Committee.

c) TO RECEIVE CONDITIONAL PLANNING APPROVAL FROM CORNWALL COUNCIL

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

Retention and completion of new dwelling

PA11/08627 – Mr Stephen Thompson – Chy Pendra, Newtown, Germoe, PENZANCE, Cornwall

Non material amendment (ref W2/PA08/01067/F) to change asbestos slate to natural slate

Original dealt with July 2008 meeting

PA11/8025 - Mr & Mrs K Thomas – Little Rosewarne, Godolphin Cross, HELSTON, Cornwall

Conversion of outbuilding to form holiday accommodation and associated works.

PA11/07305 – Mrs G Gregory – 2 Godolphin Court, Godolphin Bridge, Townshend, HAYLE, Cornwall TR27 6AR

Replacement rear conservatory

7. FINANCE

a) To approve additional November payments

Cllr Shrimpton confirmed that he had checked the payments.

no.	Name	cheque	Service/item	Net	VAT	Total
			Non-routine repairs			
65	SSE Contracting	103001	Streetlights	£2,754.40	£550.88	£3,305.28
66	SW Water	dd	Water Parish Rooms	£13.11		£13.11
			1 cut cemetery/B&G			
67	R W Beard		greens/field	£180.00		£180.00
			Lay-by opp. Vicarage Row	£45.00		£45.00
		103004		£225.00		£225.00
			Electricity Streetlights			
68	e-on	dd	September	£234.21	£46.84	£281.05
69	Mrs C L Macleod	103005	Norton renewal	£56.51	£8.48	£64.99
				£3,283.23	£606.20	£3,889.43
	Mrs C L Macleod	103002	Salary November			
	PO Ltd (HMR&C)	103003	PAYE	£238.60		£238.60
	PO Ltd (HMR&C)	103003	Employer's NI	£102.54		£102.54
				£341.14		£341.14
	D R Treloar	103007	Caretaker Honorarium	£24.00		£24.00
				£3,648.37	£606.20	£4,254.57

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

b) To consider the Accounts Team's recommendations for grants for the Financial Year 1 April 2012 to 31 March 2013

Cllr Keeling left the room at this point and did not vote on (i) or (iii).

- (i) LGA 1976 MP s19 grant of £500 towards insurance and other costs for Ashton Amenity Association
- and (iii) LGA 1972 S145 grant of £500 towards a sound console for Carleen Pantomime Group.

It was proposed by Cllr Shrimpton, seconded by Cllr Caddick and unanimously resolved that an LGA 1976 MP s19 grant of £500 towards insurance and other costs be awarded to Ashton Amenity Association and that an LGA 1972 S145 grant of £500 towards a sound console be awarded to Carleen Pantomime Group. (iv)

Cllr Keeling returned at this point.

- (i) LGA 1972 s145 grant of £500 towards cost of a new instrument and music for training for Breage Band
It was proposed by Cllr Greenstreet, seconded by Cllr Keeling and unanimously resolved that an LGA 1972 s145 grant of £500 towards cost of a new instrument and music for training be awarded to Breage Band.

Cllr Rashleigh left the room at this point and did not vote on (ii).

- (ii) LGA 1976 MP s19 grant of £500 towards new planting/maintenance and upkeep matting for Breage Playing Field
It was proposed by Cllr Best, seconded by Cllr Wyvern Batt and unanimously resolved that an LGA 1976 MP s19 grant of £500 towards new planting/maintenance and upkeep matting be awarded to Breage Playing Field Committee.

Cllr Rashleigh returned at this point.

- (iii) LGA MP 1976 s19 grant of £500 towards new heaters and £350 for new toilet windows for Breage Village Hall
It was noted that Breage Village Hall has rarely made request for grants.
It was proposed by Cllr best, seconded by Cllr Greenstreet and unanimously resolved that an LGA MP 1976 s19 grant of £500 towards new heaters and £350 for new toilet windows be awarded to Breage Village Hall.
- (iv) LGA 1976 MP s19 grant of £500 towards covered walkway for Carleen Church Community Care Centre
It was agreed that the Care Centre does excellent work.
It was proposed by Cllr Keeling, seconded by Cllr Board and unanimously resolved that an LGA 1976 MP s19 grant of £500 towards covered walkway be awarded to Carleen Church Community Care Centre.
- (v) LGA 1972 S145 grant of £500 towards a sound console for Carleen Pantomime Group (see (i))

Cllr Darby left the room at this point and did not vote on (vi).

- (vi) LGA 1976 MP s19 grant of £500 towards new windows for Carleen Village Hall
It was proposed by Cllr Rashleigh, seconded by Cllr Keeling and unanimously resolved that an LGA 1976 MP s19 grant of £500 towards new windows be awarded to Carleen Village Hall.

Cllr Darby returned at this point.

- (vii) LGA 1976 MP s19 grant of £500 towards roof repairs for Praa Sands and District Community Centre
It was noted that PSDCC had rarely made request for grants.
It was proposed by Cllr Keeling, seconded by Cllr Greenstreet and unanimously resolved that an LGA 1976 MP s19 grant of £500 towards roof repairs be awarded to Praa Sands and District Community Centre.
- (viii) LGA 1976 MP s19 grant of £500 towards a swing for residents of Trelawney House
Cllr Best explained that although the residents care was paid for this did not include items such as the swing. The Clerk had checked with CALC and because this is a registered Autism Charity the Parish Council may make a grant to Trelawney House.
It was proposed by Cllr Board, seconded by Cllr Best and unanimously resolved that an LGA 1976 MP s19 grant of £500 towards a swing be awarded to Trelawney House, Carleen.
- (ix) Allocation of s137 grant of £300 towards Parish Diamond Jubilee Street Parties
It was explained that this would be for street parties throughout the Parish. Only Breage village has so far asked for a grant for this.
It was proposed by Cllr Keeling, seconded by Cllr Board and unanimously resolved that an s137 grant of £300 towards Parish Diamond Jubilee Street Parties be put aside for the Parish.
- (x) s137 grant of £90 for the Royal British Legion towards poppy wreaths for the Remembrance Sunday Service 2012 and LGA1972 s145 grant of £40 towards the cost of Breage Band playing at the service
It was proposed by Cllr Keeling, seconded by Cllr Wyvern Batt and unanimously resolved that an s137 grant of £90 towards poppy wreaths for the Remembrance Sunday Service 2012 and an LGA1972 s145 grant of £40 towards the cost of Breage Band playing at the service be awarded to the Royal British Legion.
- (xi) s137 grant of £50 to Cornwall Playing Fields Association towards help that may be needed at Breage Playing Field
It was agreed that this should be for all playing fields within the Parish.
It was proposed by Cllr Keeling, seconded by Cllr Best and unanimously resolved that an s137 grant of £50 to Cornwall Playing Fields Association towards help that may be needed at Playing Fields within the Parish.
- (xii) LG and Rating Act 1997 s31 grant of £50 to Devon & Cornwall Crimestoppers towards running costs

It was proposed by Cllr Anthony, seconded by Cllr Shrimpton and unanimously resolved that an LG and Rating Act 1997 s31 grant of £50 towards running costs be awarded to Devon & Cornwall Crimestoppers .

c)To consider and discuss the Accounts Team's recommendations for the Parish Council Precept/Budget for the Financial Year 1 April 2012 TO 31 March 2013

A copy of the Accounts Team's recommendations for the Parish Council Precept/Budget for the Financial Year 1 April 2012 TO 31 March 2013 had been circulated to Councillors prior to the meeting and was available for members of the public at the meeting.

RECEIPTS	2010/2011 Actuals	2011/2012 Budget	2011/2012 Actuals	Budget/ Precept 2012/2013
Precept	£45,000.00	£47,000.00	£47,000.00	£49,000.00
Breage Cemetery	£1,910.00	£1,500.00	£1,431.00	£1,800.00
General Admin	£52.46	£50.00	£40.15	£30.00
Grants & donations	£34.73	£20.00	£3.00	£10.00
Cancelled Cheques				
Footpaths repayment from CCC	£3,319.00	£3,300.00	£2,504.00	£3,178.00
Bank Interest	£7.77	£4.00	£4.04	£6.00
LMP not received 2010/2011 written off			-£18.00	
TOTAL INCOME	£50,323.96	£51,874.00	£50,964.19	£54,024.00
VAT (recovered)	£3,787.54	£3,000.00	£1,835.42	£4,000.00
	£54,111.50	£54,874.00	£52,799.61	£58,024.00
PAYMENTS	Actuals	Budget	Actuals	
Administration				
Salaries	£15,434.18	£16,360.00	£9,207.83	£16,510.00
Clerk absence Provision		£2,000.00		£2,000.00
Expenses		£50.00		£50.00
Councillors/Clerk Travel Expenses	£217.95	£300.00	£115.73	£300.00
Employer's National Insurance	£1,271.53	£1,375.00	£673.37	£1,415.00
Councillor and/or Clerk Training	£255.00	£500.00	£74.85	£500.00
Bank charges	£12.50	£30.00		£20.00
Audit Commission/Internal Audit	£560.00	£600.00	£560.00	£600.00
Insurance	£1,358.64	£1,450.00	£1,012.56	£1,200.00
Stationery/Postage/Sundry office exp.	£1,840.39	£1,200.00	£1,091.98	£1,600.00
Subscriptions (CALC, Open Spaces etc)	£770.41	£800.00	£762.10	£800.00
Advertising & Website	£125.00	£200.00	£175.00	£250.00
Election/Referendum Provision		£3,500.00		£3,500.00
Parish Rooms				
Electricity	£1,089.95	£950.00	£347.08	£950.00
Telephone	£251.44	£300.00	£199.40	£280.00
Water	£50.83	£60.00	£23.64	£60.00
Maintenance/Repairs/Renewals/Electrics	£855.97	£1,000.00	£277.69	£1,300.00
Rates	£281.52	£320.00	£294.44	£320.00
General Maintenance, Repairs, Cleaning				
Notice				
Boards/Benches/Signposts/Fences	£331.00	£800.00	£28.00	£800.00
Handyman Miscellaneous Expenses	£14.00	£250.00		£400.00
Bus shelters	£541.67	£500.00	£210.50	£600.00
Cemetery	£634.60	£500.00	£509.00	£600.00
Open Spaces Provision	£611.00	£250.00	£28.00	£200.00

96/11				
Street Lighting				
Routine Maintenance	£1,057.07	£2,500.00		£1,500.00
Non-routine Maintenance	£4,412.26	£1,000.00	£2,754.40	£4,000.00
Electricity	£2,865.64	£3,300.00	£2,035.15	£2,820.00
Other Expenditure				
Contracts Grass/	£3,760.00	£4,000.00	£2,730.00	£4,200.00
Footpaths	£3,319.00	£3,300.00	£3,186.90	£3,400.00
Amenity Area	£72.00	£100.00	£75.00	£100.00
	2010/2011	2011/2012	2011/2012	
	Actuals	Budget	Actuals	
Donations/section 137				
Grants s137 }	£2,100.00	£370.00	£220.00	£1,090.00
Other grants/donations }	£1,020.00	£3,200.00	£3,250.00	£4,420.00
Capital Expenditure	£782.46	£1,600.00	£571.42	£865.00
96/11				
Disability discrimination		£150.00		£150.00
Contingencies (i.e. late Precept)				£2,000.00
TOTAL EXPENDITURE	£45,896.01	£52,815.00	£30,414.04	£58,800.00
VAT (paid)	£3,025.72	£4,000.00	£2,379.95	£4,000.00
TOTAL plus VAT	£48,921.73	£56,815.00	£32,793.99	£62,800.00

Capital expenses

Pump resurfacing £865.00

Less than previous year

More than previous year

Reserve allocation outstanding

Praa Sands s106 £2,240.00

Cemetery (gift) £630.07

Breage Pump £120.00

£2,990.07

The Chairman worked through each item, explaining that the Precept amount had been raised by £2,000, 4.2%. This would be needed to cover ever increasing costs. Councillors asked questions about various items. The Chairman, Clerk and Cllrs Shrimpton and Best answered any such queries.

d) To set the Parish Council Precept for the Financial Year 1 April 2012 TO 31 March 2013

It was proposed by Cllr Keeling, seconded by Cllr Shrimpton and unanimously resolved that the 2012/2013 Precept for Breage Parish Council be set at £49,000 against an expected expenditure of £58,800 with the difference of £9,800 being met from Parish balances and expected income.

8. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA

St Breaca Housing; Praa Sands; Mr Benning's request about the Sunderland plane that crashed at Praa Sands on 2 June 1943.

9. DATE AND TIME OF NEXT MEETING - Tuesday 6 December 2011 at 7.00 p.m.

This was confirmed.

The Chairman thanked Councillors for attending.

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

BREAGE PARISH COUNCIL

MINUTES OF PUBLIC PARTICIPATION DURING THE PRECEPT/BUDGET PARISH COUNCIL MEETING HELD ON TUESDAY 22 NOVEMBER 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 & Mrs Marsh had a planning application on the agenda, PA11/08733 and said that they wished to change the use from holiday accommodation to residential use. They felt that it was a shame for the property to be standing empty from now until April.

Mrs Ollerton also had a planning application on the agenda, PA11/09076. This is for a stable block in a field in Carleen. She has a Livery business in Nancegollan that is expanding and she wishes for an additional 4 stables to be installed in the proposed building. The building would also be used as a stock shed to house hay, etc. It was planned to widen the gateway. The Chairman said that these comments would be used in the Council's deliberations. Cllr Wyvern Batt asked permission to ask a question. She expressed concern over the proposed very large size of the building and asked what the additional space would be used for. Mrs Ollerton replied that half would be for stabling and half for hay and a tractor.

Mr Anstee also had a planning application on the agenda, PA10/03122 (updated). He had come to hear what comments would be made about the application.

Mr Gilbert read the following in regard to Mr Anstee's application: 'With reference to Proposed Block Plan E/H 19A and E/H 20 there is no difference. Once again Mr Anstee has given mis-information. There is no existing access directly to the public highway from his land and never has been. Again I question the legality of this.

'I object to that exit because: it will cause added annoyance to the neighbours on that lane/footpath. It will also increase flooding to that lane. To my knowledge that lane has been washed away some four times over the years and flooded the properties. At expense to neighbours they themselves have overcome this problem. By creating a new exit it will facilitate the flow of run-off from Mr Anstee's land and fields above his land causing even more water to flow to the existing lane and properties. Mr Anstee has an existing exit to the North-West which is in an elevated position, which he owns and has been in use for a number of years. I wonder why he does not want to use this access.

'In my last letter of objection I was concerned about the control of traffic to and from this site. This STILL concerns me. The site plan still leads you to believe that the South exit is owned by Mr Anstee. It is NOT and should be noted on the site plan to that fact. Once permission has been granted what is to stop Mr Anstee and Mr Rice's guests from this application using the dangerous South exit? If the application is approved I would suggest that you insist as a condition that they block the South exit permanently. That would solve the problem of a dangerous exit.

'The Foul Drainage Assessment: No – 4. Ground Conditions: Percolation test! I believe that report on the 27/05/2009 was for the lodge/shed they have installed. When I worked on that land some years ago I dug out large cut, dressed stones weighing approx. 3 tons each, that were BURIED, from that area. There are also large amounts of ash/clinker in the area. I removed most of it years ago. I also filled some of the area. That would suggest that the ground is made up. They have answered NO. I believe it should have been YES. As to flooding! The lower end of the field has flooded from the adjoining field which then continued on towards the lane they propose to use. The answer should be YES not NO.

'The Foul Drainage Assessment: No – 5. There is an electrical sub-station on a pole which is earthed to the surrounding area. Would this be classed as a service?? I believe so. If it is, again, the answer should read YES not NO.

There is still no confirmation about the NUMBER of UNITS in this proposal.

'After the sudden influx of support, all using the same letter and format, I have noticed on Cornwall Council's website that a number of supporters of this application have asked to have their names removed when they realised how this proposal was going to affect the neighbours, the community and the area, citing that they were not given the full facts at the time and were then coerced into signing the prepared letter by a work colleague! It would be interesting to know how many more would withdraw their support if they were made aware of the full facts. I also noted that Mr Anstee has had several letters of support in his own name from different addresses. – Strange! At least the objectors' letters are all different in format.

'Since the beginning of this application Mr Anstee and Mr Rice have drip fed BITS of information and MIS-information to yourselves and others just to see what objections are raised so they can deal with them one by one! The amended D&A statement proves my point – it's just papering over the old one saying what they think people want to hear. I see nothing in the new, so called, amendments to change my opinion and my previous letters of objection still stand, along with this one. I would like my previous letters to be read in conjunction with this one.

'I could go on but I know your time is limited. I just hope and trust you will reject this proposal outright. I thank you for your time and patience.'

Mrs Gilbert spoke on the same application. She expressed her concern that the small hamlet would be enlarged. She told Council that the lodge was previously a small caravan but it was now let out. She felt that the plans for the Engine House seemed excessive for a single unit and there were spaces for four cars. She felt that the plans had been cleverly designed so that the unit could be split into four and asked if there could be an ulterior motive. She felt that the exit from the South was an accident waiting to happen. She expressed concern for the neighbours regarding noise. She was also concerned about the owls. She was totally against the application in a World Heritage Site and asked the Council to reject it.

The Chairman explained that it is not possible for the Parish Council to reject an application.

Miss Gilbert spoke about the same application and the possible over-use of cars. She felt that the Engine House is solid and that it would not cost much to keep it as it is. She felt that the owls and bats should be protected. She said that it would be a travesty if the application went ahead.

Mr Shelley, speaking about the same application made the following 15 points:

1. This building is one of the MOST important mining/historical artefacts in W. Cornwall.
2. It occupies a dominating skyline position, visible for miles around, in a wider area designated as a World Heritage Site. This designation should afford the area the same landscape protection status as on An Area of Outstanding Natural Beauty. Quite simply it is recognised as one of the best landscape areas in Britain.
3. It is our duty both as individuals and as a community to protect and preserve this unique landscape to preserve it for posterity for the good of our Nation and future generations, not to satisfy individual need.
4. The proposals are in conflict with both National and County-wide planning policies framed to protect such environments.
5. The application itself is lacking in necessary information and clarity. The plans are confusing and incomplete and so is the supporting information. FOR EXAMPLE: A Design and Access Statement that makes no reference to ACCESS and which fails to address how surface water run -off can be dealt with to avoid adding to flooding problems on the Sithney – Carleen Road, (mentioned by Mr Gilbert).
6. There are no viability submissions made for this proposal in accordance with the planning requirement of Policy E7 on the local plan. Such study should set out a breakdown of estimated conversion costs against likely holiday rental income to ascertain whether the scheme can QUOTE 'Safeguard the future of the structure'. There is no case made that this will be a 'sustainable development'.
7. I submit that such viability submissions would prove the scheme to be uneconomic in its realistic returns.
8. Faced with all the planning, environmental, historic and visual objections to the scheme, the only justification from the applicant and the numerous IDENTICAL support letters seems to be QUOTE 'If not permitted it will deteriorate and fall down'.
9. I accept and sympathise with the applicant that the engine house may be a financial liability to him. Nevertheless he was aware of this when he bought the Grade II listed building.
10. I do not believe that conversion is the only way of securing funds to protect and preserve the listed structure.
11. The applicant's own structural survey, 2009, indicates QUOTE 'The building is structurally sound' and needed little repair, i.e. maintenance costs would be low!
12. At present the applicant has 2 wooden log cabins on site being used for holiday letting without the necessary planning permission for such use. Personally I would have no objection to retrospective planning approval being given to retain this unauthorised use if part of the income generated from the holiday use was put into a fund to retain the engine house in its present form. This could easily be achieved by means of an s106 planning obligation.
13. Even if sufficient funds were not generated by the above, I would have no objection to a third chalet being placed on site to generate income to secure the preservation of the engine house in its current form. The likely cost of providing a third cabin would be a fraction of the likely conversion costs of the engine house itself and would still provide a return over many weeks of the year. In short, it would be more profitable.
14. In summary, the application is ill-conceived, misleading and lacking in information. It is contrary to the spirit and purpose of the World Heritage Site designation. Its use would be a caricature and desecration of an atmospheric structure so prominent in the landscape.
15. Finally, it is not needed; there are other ways to secure the future and heritage of this structure.
I would therefore urge you to recommend that the application be refused and invite the applicant to explore other ways of financing any needed maintenance works.

Mrs Shelley, speaking about the same application, referred to the letter she had previously sent in to the Parish Council. She too was against the application.

Mr Algate spoke about Planning Application PA11/09076, saying that he is one of the seven neighbours who would overlook this shed/stable block. He was extremely shocked by the proposed size of the building and was against it but said that he would have no problem with a smaller building.

The Chairman said that the Council would take the comments on board.

Public participation ended at 7.22 p.m.