

**DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING TO BE HELD IN THE PARISH ROOMS BREAGE  
ON TUESDAY 3 APRIL 2018 AT 7.00 P.M.**

Present: Cllr T Woodhams (Chairman)

Cllr T Ackland  
Cllr S Caddick  
Cllr T Coleman  
Cllr Mrs P Darby  
Cllr Mrs K La Borde  
Cllr W Perrin  
Cllr Ms C Rashleigh  
Cllr Mrs R Wyvern Batt

Cllr J V Keeling MBE

Mrs C Macleod (Clerk)  
3 Members of the Public

**1. FIRE EVACUATION PROCEDURE**

Fire procedure and emergency evacuation procedures were explained.

**2. APOLOGIES FOR ABSENCE**

Cllr Bradford and Cllr Ralph.

**3. DECLARATIONS OF INTEREST**

**a) 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.**

Cllr Coleman PA18/02004 – previously owned the Barn. Cllr Best PA18/01723. They were advised that they may stay in the room but make no comments and have no vote.

**4. TO CONFIRM THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING 6 MARCH 2018**

It was proposed by SC, seconded by TC and resolved.

**5. TO RECEIVE THE DRAFT MINUTES OF THE F & GP Committee meeting of 15 March 2018**

It was proposed by AB, seconded by KLB and resolved.

**6. PUBLIC PARTICIPATION**

Held from 7.03 to 7.16 p.m.

**7. REPORT FROM CORNWALL COUNCILLOR**

As circulated to Councillors. Cllr Keeling talked through his report. It was asked if there was any progress on the yellow lines in Pellor Road, Breage. This will be a joint traffic regulation. It was asked if Cllr Keeling would find out how often enforcement officers are expected to visit Praa Sands re. parking on yellow lines. The beach dog ban was raised as another year had passed and nothing had still been done to alter the times.

**8. PLANNING**

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

**1.Application PA18/00130 Proposal** To build conservatory onto an existing building through existing French door openings **Location** Bassett Court 1 Forth Veon Godolphin Cross Helston **Applicant** Mr And Mrs Hopes

**It was proposed by TC, seconded by RWB and resolved SUPPORTED.**

**2.Application PA18/02004 Proposal** Proposed new link conservatory and refurbishment of home office outbuilding to provide annexe for relative\*accommodation (\*Elderly mother of owner) **Location** Hendra Barn Hendra Lane Ashton TR13 9TX **Applicant** Ms Y McDaniel

**It was proposed by TW, seconded by SC and resolved as objected to by voting Councillors.** This building has the history of being a traditional building and white UPVC is not appropriate. The external stone work is natural stone but this application lists brick for walls. The height of the building would be out of keeping. This is a holiday let building and there has been no change of use applied for so it would not be correct for the building to be used for full time accommodation.

**3.Application PA18/02282 Proposal** Tree no. 80, Pine - dead and leaning over footpath (RoW) and cottage. Fell for safety reasons, leaving 3m high to provide standing dead wood. Allow natural regeneration. Tree no. 81 - Pine, dead wood over disabled access ramp. Remove dead branch over ramp for safety reasons

**Location** Godolphin Woods Godolphin Estate Godolphin Cross TR13 9RE **Applicant** Julie Hanson National Trust

**It was proposed by KLB, seconded by TC and resolved SUPPORTED.**

**4.Application PA17/11685 Proposal** Outline planning application for the replacement of the former Praa Sands Golf Club facility building and car parking area with up to 24 retirement studios and new access off the A394 **Location** Praa Sands Golf Club The Links Pengersick Lane Praa Sands **Applicant** Haulfryn Group Ltd

**It was proposed by TW, seconded by TC and resolved OBJECTED TO.** The outline indicates an institutional feel.

Not well-related to the built form and outside the built up extent of Praa Sands.

Exceeds the footprint of the existing clubhouse by a large margin and is not on the existing footprint.

Loss of important undeveloped land and outstanding landscape benefits to the Parish and Community as a whole, with an impact upon the AONB. Proposed site is on an area designated as Green Open Space in the AONB designation. A ribbon development along the A394. Site, as proposed, creates an artificial Northern boundary with access required for PROW42 which is classified as gold standard. Footpath diversion needed? No significant economic benefit to outweigh the environmental impact. Extremely precarious access onto the A394. A direct turn to the East crossing the A394 to Germoe Cross roads on a mobility scooter? How would the elderly and possibly infirm residents access club facilities with no road to the club from the retirement studios? No mains drainage. Area already at saturation point. Insufficient information for flood risk, grey water or sewage. No percolation testing. Local Plan policy NE13 addresses the biodiversity aspect of the application, but is a 'desk study' and a biodiversity study conducted in February and is not representative of the site. Potential to create a precedent for the whole valley floor. Holiday lets or permanent occupancy? 220 park homes have already been granted 12 month occupancy and the whole site is now way over capacity and does not appear to have infrastructure to support it. This despite para. 5 of the Inspector's report of Paul Dignan appeal ref. APP/D0804/A/13/2207978, 11 August 2014. This states that the 196 holiday homes and the 24 park homes shall be for holiday use only. All s106 agreements currently in force remain a legal agreement between Cornwall Council and the owners and cannot be revoked by appeal. The application does not enjoy the benefit of natural screening as described in the appeal documents. All decisions in the appeal were made prior to the publishing of the Cornwall Local Plan and the emerging NDP. Planning, Design & Access statement pages 19 & 20: The original site would be classed as D2. Para 51 of the NPPF March 2012 permits change from class B only if an identifiable need is established. There is no evidence of this. Cornwall Local Plan policy 6 states that the housing mix must meet people's needs based on locally derived evidence of need and demand. No evidence has been provided. Cornwall Local Plan policy 7 Housing in the countryside outlined the requirements to fulfil this policy. The application does not meet this requirement and the applicant states in their own submission that it is outside of any settlement.

**5. Application PA18/01723 Proposal** Erection of a machinery storage building. **Location** Kiln Farm Tregonning Lane Carleen Breage **Applicant** Mr Richard Benney **It was proposed by SC, seconded by RWB and resolved SUPPORTED by voting Councillors but with a request for a report by the County Archaeologist.**

**6. Application PA18/01755 Proposal** Retention of amenity building **Location** Elysian Fields Main Road Ashton Helston **Applicant** Mr And Mrs Burchell **It was proposed by RWB, seconded by CR and resolved OBJECTED TO.** A retrospective application for this agricultural building. It appears that planning permission has not been granted. 7.02 on the design and access statement states 'there is clear opportunity to provide security and shelter for the essential maintenance equipment, required for the upkeep of the land. This application is not therefore just the retention of an amenity building it is also a change of use. Should this application therefore be a retrospective application for the agricultural building and then a change of use applied for if permission is granted for the building?

**7. Application PA18/01984 Proposal** Conversion of two existing stone built barns into holiday accommodation **Location** Trequean Farm Breage Helston Cornwall **Applicant** Mr Tom Bracegirdle

**It was proposed by KLB, seconded by TC and resolved SUPPORTED for 11 months per annum occupancy only.**

**NO DECISION TO MAKE Application PA18/02404 Proposal** Fell T1, Small Hawthorn, felling of T2, Sycamore, felling of T3, Sycamore and felling of G1, Sycamore tree **Location** Old Vicarage Hall Vicarage Row Breage TR13 9PU **Applicant** Mrs A Wass

**It was felt that Parishes should be consulted about trees in the Parish.**

**b) TO CONSIDER PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON THURSDAY 29 MARCH 2018**

**8. Application PA18/02660 Proposal** Construction of house and garage and associated works including demolition of three chalets. **Location** Godolphin Chalets Pengersick Lane Praa Sands Penzance **Applicant** Matt Gordon

**It was proposed by TC, seconded by KLB and resolved SUPPORTED.**

**c) ENFORCEMENT MATTERS**

**i) To resolve that IAW Cornwall Council Planning Policy, the Clerk, when instructed by BPC, may submit Planning Enforcement forms to CC**

After discussion it was agreed to defer to the next meeting.

**d) ADDITIONAL PARISH COUNCIL MEETINGS**

**i) To discuss holding an additional Parish Council meeting on the Thursday or Tuesday before the main meeting each month to discuss and vote on Planning and land use matters**

**ii) To resolve to hold such meetings**

**It was proposed by AB, seconded by TC and resolved that an additional Parish Council meeting to discuss and vote on Planning and land use matters be held on the last Thursday of each month for a trial period.**

**9. FINANCE**

**a) To resolve that the Cleaner be employed for an additional 2 hours a month as recommended by the F&GP Committee**

**It was proposed by TC, seconded by KLB and resolved SUPPORTED.**

**b) To resolve that the RFO be authorised to make pension payments to NEST by dd once approved by the Chairman of the F&GP Committee**

**It was proposed by SC, seconded by KLB and resolved SUPPORTED.**

**c) To resolve to approve the Reserves Policy**

**It was proposed by AB, seconded by SC and resolved that the Reserves Policy be approved and signed.**

**d) To resolve to approve additional March payments**

no.	Name	cheque	Service/item	Net	VAT	Total
239	Mrs C L Macleod		Storage bin B&Q	£72.50	£14.50	£87.00
			Wheellie bin Lones UK Ltd	£23.00	£4.60	£27.60
		104005		<b>£95.50</b>	<b>£19.10</b>	<b>£114.60</b>
240	Cormac Solutions Ltd	104006	PS Toilets Cleaning February 2018	<b>£505.88</b>	<b>£101.18</b>	<b>£607.06</b>
245	British Gas		PS Toilets electricity 1-31 Oct paid in Dec not shown			
		dd	on monthly list but shown in Scribe	<b>£31.41</b>	<b>£1.57</b>	<b>£32.98</b>
246	BT	dd	Telephone	<b>£90.33</b>	<b>£18.07</b>	<b>£108.40</b>
247	Cormac Solutions Ltd	104009	PS Toilets Cleaning March	<b>£505.89</b>	<b>£101.18</b>	<b>£607.07</b>
248	E-on	dd	Electricity Streetlights Feb	<b>£220.12</b>	<b>£44.02</b>	<b>£264.14</b>
249	BT	dd	Mobile	<b>£20.00</b>	<b>£4.00</b>	<b>£24.00</b>
250	Complete Business Solutions Group Ltd		Stationery and inks	£160.78	£32.16	£192.94
			Paper	£11.92	£2.38	£14.30
		104010		<b>£172.70</b>	<b>£34.54</b>	<b>£207.24</b>
251	R Sanders	104011	B & G Greens/Cemetery/Ashton Amenity/Breage field	<b>£270.00</b>	<b>£54.00</b>	<b>£324.00</b>
252	TF Laity	104012	Bus shelter cleaning March	<b>£49.17</b>		<b>£49.17</b>
			<b>sub-</b>			
			<b>totals</b>	<b>£1,961.00</b>	<b>£377.66</b>	<b>£2,338.66</b>
241	Mrs C L Macleod	BACS	Salary Mar			
242	Post Office Ltd (HMR & C)		PAYE	£352.00		£352.00
			Employer's NI	£202.94		£202.94
		104007		<b>£554.94</b>		<b>£554.94</b>
243	NEST		Pension Mar Clerk	£66.58		£66.58
			Pension Mar Employer	£49.94		£49.94
		dd		<b>£116.52</b>		<b>£116.52</b>
253	Mrs C L Macleod	104013	Travel 29 mls @ 53p parking	£15.37		£15.37
				£0.60		£0.60
				<b>£15.97</b>		<b>£15.97</b>
254	Mrs C L Macleod	104014	Petty cash	<b>£139.88</b>	<b>£6.60</b>	<b>£146.48</b>
244	Mrs S Orpin	104008	Cleaner salary Mar	<b>£42.40</b>		<b>£42.40</b>
			<b>Totals</b>	<b>£2,830.71</b>	<b>£384.26</b>	<b>£3,214.97</b>

SC confirmed that the payments had been checked. **It was proposed by SC, seconded by TC and resolved that the payments as shown above be passed for payment.**

**e) To resolve to approve April payments**

no.	Name	cheque	Service/item	Net	VAT	Total
1	Cornwall Council	104019	PS Toilets rates April & May	<b>£228.00</b>		<b>£228.00</b>
2	Cornwall Council		Parish Rooms rates	<b>Nil</b>		<b>Nil</b>
3	Cornwall Council	104016	Cemetery rates	<b>£464.90</b>		<b>£464.90</b>
4	Came & Company	104017	Insurance	<b>£970.48</b>		<b>£970.48</b>
5	SW Water	dd	Water P Rooms 14 Nov 28 Feb	<b>£15.24</b>		<b>£15.24</b>
6	SW Water	dd	Water Cemetery	<b>£15.24</b>		<b>£15.24</b>
7	Mrs C L Macleod	104018	Adobe Export PDF 1 year	<b>£17.62</b>	<b>£3.52</b>	<b>£21.14</b>
8	Davey & Gilbert	104020	Electricity to defibrillator cabinet Godolphin	<b>£231.03</b>	<b>£46.21</b>	<b>£277.24</b>
<b>Totals</b>				<b>£1,942.51</b>	<b>£49.73</b>	<b>£1,992.24</b>

It was confirmed by SC that he had checked the payments. The Clerk gave cheque no. for item 1 as 104019 and for item 8 104020. **It was proposed by SC, seconded by TA and resolved that the payments as shown above be passed for payment.**

**f) To acknowledge receipts**

LMP grant: £3,959.84; SWCP grant: £2,088.73; Donation box: £12.88; Interest: £35.11

Acknowledged.

**g) To receive bank balances**

As at 28 March 2018: Current account: £4,259.03; Premium Business account: £61,126.63 and Petty cash plus reimbursement: £150.00.

**10. FOOTPATHS**

14 past Trevena Nursery, all cleared, open. PD to request from the Countryside Officer a barrow-load of type 3 gravel to fill the deep hole on footpath 14.

64 reported to Linda Holloway but no acknowledgement.

Way marker is missing on the Coastal Path, Hendra Lane by Little Cottage.

56 Closed for work on bridge.

Elysian Fields gate over path application to cross the bridleway to be withdrawn and gateway removed.

**11. STREET LIGHTING**

a) Report from F&GP Chairman regarding PWBL loan

5 lights are to be updated with money from this year's budget. A further 44 will need to be updated for CC to take over. A loan of £31,000 will be needed. The maintenance agreement contract would then no longer be needed and the money from that would be used to repay the loan. This would be cheaper than paying for the maintenance of the lights. If this could be done by the end of July there would be no need to renew the electricity supply contract.

**b) To resolve to approve F&GP recommendation of a loan to update 44 street lights in order for Cornwall Council to take over financial/maintenance responsibility for them**

Deferred to next meeting.

**12. CEMETERY AND CLOSED GRAVEYARDS**

It was noted that the gates of the Closed War memorial Cemetery in Breage are rusting through. Clerk to report to CC.

**13. PRAA SANDS**

a) TOILETS

i) Update

The Propelair system is going ahead beginning at the end of the month. A start will be made on the Ladies toilets.

Concern was expressed regarding the rates BPC pay for the Toilets and the Clerk was requested to ask JK to look into this as the Parish Council does not own the Toilets and does not have a full lease.

b) BENCHES

i) 2 engraved granite benches have now been installed

**14. RISK ASSESSMENT Program 2018**

a) Report from Cllr Perrin

This will be ready for the May meeting.

**15. PARISH ROOMS**

a) Update

Mostly completed. The 2 storage heaters need replacing by an up-to-date system. **It was proposed by TA, seconded by TC and resolved that the Clerk cancel the insurance contract on the heaters. It was proposed by TC, seconded by AB and resolved that Roy Treloar alter the large table to make for more comfortable seating for Councillors that would enable the public to have full view of the Councillors.**

**16. ASHTON AMENITY AREA**

a) Update

The donated gates have been put in place. TC investigating play area fencing. A replacement notice board will be discussed next month.

Grant paperwork for play equipment not received. An e-mail and hard copy requested. Decision will probably take 2 months.

Wire fence, right hand side of the field needs some repair. Roger Thorpe to be contacted by WP. Gate at entrance has muddy patches – PD to ask Countryside Officer if some gravel can be spared. Handrail broken outside the field – Countryside Officer to be notified.

**17. NEIGHBOURHOOD DEVELOPMENT PLAN**

a) Update to receive the report of the Steering Group

This had been circulated.

It had been a reasonable meeting. Initial survey was not inclusive enough. The £800 is needed to do another survey. A financial procedure needs to be set up with specimen signatures before money can be released. £9,000 in new funding can be drawn in £3,000 lots or as one. Declarations of interest need to be completed.

There had been one resignation. Concern expressed that Mr Burrows was architect for many of the planning applications submitted in Breage Parish.

A financial procedure must be set up and specimen signatures obtained to enable the Clerk to pay from the £800.

**b) To resolve that Cllr Ralph may have access to the free mapping password**

**It was proposed by TC, seconded by WP that only CR should have the password.** It was suggested that as a safeguard the password should be changed each month.

The Steering Group should pay the fees for the use of the maps.

**18. REPORT FROM CLERK**

a) Hazel Foster has asked for permission to place a geocache in the Phone Kiosk sited outside Carleen Village Hall. The book people have no objection.

Geocaching is a hobby which uses a global positioning system receiver to locate a hidden container. These containers are found by using latitude and longitude, a non-commercial hobby which encourages people to locations of interest, views and simply to get out and go walking. It is a fun, family oriented activity that promotes people getting outdoors and introducing them to areas of historic, natural, or scenic interest. Children thoroughly enjoy finding a geocache and its contents, which are often small toys and trinkets. Great care is taken to hide the containers out of view of the public eye. It also ensures that the addition of a cache will in no way detract from the beauty of the location. It will not interfere with the placement of the books. **It was proposed by SC, seconded by RWB and resolved that the geocaching be approved.**

- b) The Clerk received the signed contract for the Tresowes telephone kiosk. All three kiosks are now approved. It was proposed by TC, seconded by AB that the Handyman to may repair and paint the Ashton and Trescowe kiosks. The Trescowe box needs a little repair to the wood surround of the door.
- c) The Clerk was asked to contact CALC about the loan for the streetlights. This not done this yet as awaiting written confirmation from CC that they will take all the 44 lights once updated. The person who originally said it would be all right has now asked someone else to check the locations and confirm these lights are all with the highway boundary and OK for adoption, and report back. Not yet confirmed.
- d) The External Auditors have been appointed and have made contact.
- e) The biodegradable storage and wheelie bin have been purchased and are in use.

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

KLB – A beach Clean Saturday 14<sup>th</sup> at 9.30 a.m. at Praa sands Plastic free initiative.

PD – Carleen Village Hall Soup and pudding lunch Friday 27<sup>th</sup> April; Table top sale Saturday 28<sup>th</sup>; Saturday 12<sup>th</sup> May Carne to Cove production.

CR – Higher Road, Roslyn – A large part of the Cornish hedge taken away without permission. The road was blocked by large vehicles and the Police were called. Clerk advised that a planning application has been requested by Enforcement. A portaloos is standing in Cherry Meadow but beside the Playing Field. – The Chairman advised that the owner would be arranging a pre-app, to speak with the PC regarding his plans.

WP – PSands basketball area wall is very good but there is a lot of bracken there.

AB had e-mailed the Chairman CC re. blocked culverts and the supplementary damage where hedges are being washed down.

TC – Ashton Village Committee's Easter Egg hunt on Ashton Amenity Field was well attended by some 20 adults and children.

TA – Carleen Village Hall sign by the Apostolic Church has broken away.

TW – Praa Sands basketball wall almost complete. Manhole cover replaced. Emergency vehicles unable to access Castle Drive and Hendra. Double yellow lines at Castle Drive should be considered. There is still parking in the passing spaces on Byway 47 encroaching onto Praa Green. Could signs be re-instated? Donald Martin contacted re. steps repair needed. Greenways – builders' rubble. People living along there are throwing stuff onto the Green. Zero tolerance for flytipping.

Enforcement – Biffa would clear. 3 disabled Parishioners in Pengersick Lane need drop kerbs to enable them to access the pavement with their wheelchairs/buggies.

CC willing to put 2 drop kerbs but would charge the Parishioners £217 each. June 2 is the N461 rededication of the memorial on the Green. The Contractor will be asked to clear the area of Alexander weeds.

#### **20. CORRESPONDENCE**

List available from the Clerk

#### **21. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA**

Caloo.

#### **22. TO CONFIRM THE DATE AND TIME OF NEXT MEETING**

**ANNUAL PARISH MEETING 6.30 p.m. 1 MAY IN THE PARISH ROOMS; ORDINARY PARISH COUNCIL MEETING 1 MAY 2018 TO FOLLOW THE ANNUAL MEETING; PARISH COUNCIL MEETING PLANNING 31 MAY 2018 7.00 P.M. PARISH ROOMS**

#### **23. EXCLUSION OF PRESS AND PUBLIC**

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

It was **proposed by AB, seconded by RWB and RESOLVED.**

The Clerk left the room.

#### **24. OTHER MATTERS a) To receive recommendations from the Staff Working Group**

**There being no further business, the meeting closed.**

**BREAGE PARISH COUNCIL**  
**DRAFT MINUTES OF PUBLIC PARTICIPATION HELD DURING THE ORDINARY PARISH COUNCIL MEETING**  
**HELD IN THE PARISH ROOMS BREAGE ON TUESDAY 3 APRIL 2018**

At 7.03 p.m. the Chairman closed the meeting and 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.

A Praa Green resident asked why a new bench had been put in the row of benches on the Green when it should have been higher up. The Chairman apologised. The bench should have been on the higher area but he had accompanied the installer who had insisted that it should be on the Green.

The resident spoke about application 4, PA17/11685. Proposed buildings are on the golf course not in a contained area, not on the Golf Club site. Green Open Space viewed from the A394 AONB. The buildings will create a northern boundary and a precedent for further applications. Leisure Centre may be used but it would be difficult access for retirees – no car access and a steep hill to use wheelchairs, buggies or to walk. No infrastructure mains drainage. No footways on the A394. Golf balls fly in all directions from the course – dangerous for the windows. The drainage is down to the beach where the frontage is dropping away. Protect the land for the future.

A Praa Sands resident:

1. Any progress with the yellow lines Trewartha Road. Further problems with parked cars in Trewartha Road.
2. PA17/11685 –Touring caravans, tents and now retirement homes. Will the whole golf course eventually be covered? Problems with drainage. AONB. Access to A394 – an additional 30 cars straight onto the road. A long way for the residents to go to access the Leisure Centre.
3. Chalet – Godolphin Cottages Pengersick Lane. Flat roof detrimental.
4. Buried petrol tanks at R&J.
5. Elysian Fields – Keep building, now toilets and showers. There is no permission to use as a caravan site.
6. Object to outbuilding on Hendra Barn. Not traditional materials – UPVC conservatory between 2 barns not right and would look horrendous. Is the Barn holiday let only? An elderly mother is surely permanent use.

Public Participation ended at 7.16 p.m.