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Parish Rooms

Breage

Helston

TR13 9PD

MINUTES ORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS

BREAGE ON TUESDAY 1 JULY 2014 AT 7.00 P.M.

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

Cornwall Councillor J V Keeling MBE

Mrs C Macleod (Clerk)
11 Members of the Public

The Chairman welcomed everyone and wished them a good evening.

1. FIRE EVACUATION PROCEDURE

This was read out by the Clerk.

2. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Davis who could not attend because his mother had had an accident and from PCSO Whitford.

3. DECLARATIONS OF INTEREST

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

b) To note declarations of interest in accordance with LGA 2000 - Members and officers to declare non-registerable interests or disclosable pecuniary interests (including details thereof) in respect of any items on this agenda and unless you have the benefit of a current and relevant dispensation in relation to these items you must:

(i) not participate, or participate further, in any discussions of these items at the meeting;

(ii) not participate in any vote, or further vote, taken on these items at the meeting; and

(iii) remove yourself from the meeting while any discussion or vote takes place on these items, to the extent that you are required to absent yourself in accordance with the Council's Standing Orders or other procedural rules.

Where a Member has a non-registerable interest in an item that does not benefit from a valid dispensation and that interest only arises from the Member's participation in or Membership of a body whose objects or purposes are charitable, philanthropic or otherwise for the benefit of the community the Member may, (with the permission of the Chairman of the meeting or until such time as the Chairman directs the Member to stop) address the meeting to provide such information as they reasonably consider might inform the debate and decision to be made before complying with b).

There were none.

c) To take consideration of written requests for dispensations

There were none.

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

4. TO CONFIRM THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING 3 JUNE 2014

The Chairman led Members through each page of the minutes asking for accuracy corrections. **It was proposed by Cllr Ackland, seconded by Cllr Board and unanimously resolved, that the minutes of the Ordinary Parish Council Meeting on 3 June 2014, with the following corrections, be signed as a true and correct record.** The corrections were page 59/14, item 5, Chairman's Announcements, last line. Remove Christening and insert 50th Wedding Anniversary; page 60/14, Item 8a), Dog Ban Revision Praa Sands, application, line 9 amend digs to dogs; line 16 insert capital B for Browning; page 66/14, item 20d), Report From Clerk, paragraph 5 – remove 'Higher Road' and insert 'A394'.

5. CHAIRMAN'S ANNOUNCEMENTS

The Chairman had no announcements.

6. POLICE REPORT

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

The Clerk read out the following report:

'There were 8 crimes reported to the Police in the period of June 2014

Breakdown as follows:

'Newtown Germoe:

Make off without Payment – under investigation.

'Praa Sands:

Theft – 2 Kayaks – ongoing enquiries

Criminal Damage (plants) – no further lines of enquiry

Criminal Damage (door) – under investigation

Public Order Section 4a – Restorative Justice used for outcome

Burglary (secure shed) – under investigation

'Leedstown:

Common Assault (linked to domestic incident) – ongoing investigation

'Nancegollan:

Theft (outbuilding) – ongoing investigation

'We have had again some outbuildings targeted; please can I remind residents to secure as best they can. Crime Prevention advice can be given by contacting numbers below.

'If you have any crimes you would like to report please telephone 101, or should you have any concerns which you would like to discuss please call me on 01326 555158, this is an answer machine service, please leave a message and I will get back to you. Alternatively, please email the team at helston@devonandcornwall.pnn.police.uk.'

7. PUBLIC PARTICIPATION

- a) Each member of the public is entitled to speak once only in respect of business itemised on the agenda or in respect of something they wish to bring to the Parish Council's attention for inclusion on a future agenda and may speak for a period of time which is at the Chairman's discretion
 - b) A question asked by a member of the public during this public participation session shall not require a response or debate
 - c) The Chairman may direct that a response to a question posed by a member of the public be referred to a Councillor for oral response or to the Clerk for a written or oral response
 - d) A record of the public participation session shall be included on a separate page in the minutes of the meeting
- Public Participation was held here from 7.04 to 7.28 p.m.

8. REPORT FROM CORNWALL COUNCILLOR

ClIr Keeling had circulated the following report:

'A mixed bag of meetings and case work during the month including: Standards Committee and the appointment of a parish council clerk to the committee a welcome addition who will provide a benchmark for understanding how ethical standards in public life impact on our town/parish councils. A select committee to investigate the ongoing provision of public toilets and where we are now 3 years on. Particular emphasis was put on the impact on disabled people; and despite the provision of public toilets being driven by budgetary constraints 100 have been transferred to town and parishes.

'Planning continues to dominate my work load and the Helston Railway proposal is proving very contentious and though popular to many the impact on the people of Prospidnick is a matter of concern. Taking Neighbourhood Plans forward is a positive way of not only protecting our communities but also helps planners and me to understand where development would be acceptable in the parishes. It would be good in terms of economies of scale if the three parishes worked together if there is a will to do this. If there are questions that require an in depth response please email or phone me at any time.'

ClIr Keeling spoke about the outline planning for houses opposite the Lion and Lamb in Ashton in response to questions asked in public participation, saying that the area is a rural exception site and the village boundary is therefore irrelevant.

ClIr Keeling spoke about Sithney's Neighbourhood Plan investigations and said he had passed details to ClIrs Greenough and Bradford. He would get on to St Neots to enquire about the Lengthsman Scheme. He was pleased that the Parish Council is revisiting the dog ban times at Praa Sands as there is a cry from the public to do this. He spoke about the development next to St Breaca and how pleased the 14 successful key holders are. He said it is well laid out and congratulated the Parish Council for its work on this. ClIr Greenough spoke about the free/no obligation toilet survey the details of which had been received by the Parish Council and ClIr Keeling asked if the details could be sent to him. ClIr Higginson asked about a Rural Exception Site and was told that it is a piece of land adjacent to a village boundary on the edge of a village. This has apparently emerged from the Local Plan Policy 9. ClIr Bradford asked if this has taken the place of Greenbelt and said that it sounded like an open cheque. ClIr Board asked about funding for the alteration of

dog ban times. Cllr Keeling said that he had contacted Mark Williams and asked him to revisit the matter but as yet had received no definite answer. As it was County owned land he thought that a contribution could perhaps be made to help facilitate it.

Cllr Keeling was thanked for his report by the Chairman and Cllr Keeling left to attend another meeting.

9. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

PA14/04880 – Mr & Mrs P Bayliss – Cross Keys, Godolphin Cross, HELSTON TR13 9QZ

Alterations to existing annexe

It was agreed in principle to be a good idea but concern was expressed at the lack of information showing how this unit would fit with the existing buildings. There is no information showing floor plans of the rest of the dwellings or access or parking provisions. Further concern was expressed that the annexe could be sold as a separate unit and Council felt it wise that the annexe be legally tied to the residential dwelling, Cross Keys. The Clerk reminded Council that the Officer had stated that she would ensure a condition to tie the annexe to the residential dwelling. Following discussion **it was proposed by Cllr Greenough, seconded by Cllr Ackland and unanimously resolved that the application be supported providing the annexe is legally tied to the residential dwelling, Cross Keys.**

PA14/04084 – Mr Samuel Garrett – The Cottage, Oak Tree Lane, Trescowe Common, Germoe

Renovation of cottage

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

PA14/04730 – Mr and Mrs N Rickards – 6 Penlee Close, Praa Sands, PENZANCE TR20 9SR

Resubmission for the erection of a shed on domestic garden

Domestic curtilage had been questioned as there was reference to it in the application and the Clerk had received the following explanation from Enforcement: *'This investigation came from a planning officer who received an application to erect a shed/workshop on the land to the rear of 6 Penlee Close. It was discovered that the boundary between the original curtilage of the dwelling and the agricultural field to the rear had been removed in excess of 10 yrs ago and absorbed into the rear garden. The owners have been informed that although the use of the land for residential purposes is now immune from any enforcement action it will never be considered as or included in the 'curtilage' land for the property. Therefore, this land which was formerly agricultural will never gain permitted development rights.'*

It was agreed that the shed in the garden would be more acceptable than the previous application. However, concern was raised that the application stated there is mains drainage but there is no mains drainage here. The shed would be built over the present septic tank where would the waste go? **It was proposed by Cllr Greenough, seconded by Cllr Best and resolved by 7 votes to 3 to object to the application as insufficient information has been provided about the drainage. Reference is made to a connection being made to main drainage that does not exist here so where would it be going? It is asked whether a replacement septic tank is to be installed after the present one is covered ?**

The shed in the garden is not a problem.

PA14/00597 – Mr P Crane – OS Field 3547, Fore Street, Ashton, HELSTON, Cornwall

Outline Planning Permission - Proposed Development of 12 Affordable Homes and 8 Open Market Homes with new access and associated works

The Parish Council had been made aware during Public Participation that this application is for Outline Planning Permission. It was not until the Architect raised the matter that this was realised.

On the whole the application was felt to be well researched and clearly presented and the Council felt able to support it in principle. The Council acknowledged the need for Affordable Housing in the Parish. Discussion followed regarding the proposed access onto the A394 which was felt to be unsafe Council felt it could not support the access onto the A394 as it was felt to be too dangerous. It was felt that it would be better to widen Rinsey Lane to accommodate an access there. It was agreed that it would be wise for the architect/applicant to have a consultation meeting with Ashton Villagers and a preapp with the Parish Council before a full application is submitted. **It was proposed by Cllr Greenough, seconded by Cllr Higginson and unanimously resolved that the application be supported in principle as an outline application with all matters reserved. The access onto the A394 is not supported by the Parish Council as it is felt to be potentially hazardous. It is felt that Rinsey Road should be widened and re-shaped in order to make a suitable access there. It was also stated that the Parish Council acknowledges the need for Affordable Housing in this village and sites were recommended in 2010. At this time the application site was an additional site submitted during the process and the owner was encouraged to seek formal pre-application advice from Cornwall Council's Affordable Housing and Development Management officers. The Parish Council wishes to suggest that a consultation meeting be held with Ashton Villagers so that they can be more involved to discuss and give their views and that a preapp meeting be held with Breage Parish Council before a full application is submitted. It appears that few villagers knew about the application prior to the Parish Council meeting because the application was so late in coming in.**

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON 27 JUNE 2014

PA14/03471 – Mr John Keeling – Old Post Office, 1 Fore Street, Ashton, HELSTON

Change of use from Post Office and shop to single cottage for domestic use

The application appeared to be change of use only – the same as a previous application. However designs and material designs are included. The drawings were better than the previous ones but bore no relation to the previous scheme.

After discussion it was agreed to support the application for change of use only. **It was proposed by Cllr Bradford, seconded by Cllr Ackland and unanimously resolved that the application for change of use ONLY be supported.**

It was noted that information on designs, elevations, materials, etc. was given for structural work and remodelling and there was concern over some of these. Support does not include the structural work and remodelling as it is believed that this will be included in a separate application.

c) **TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF CONDITIONAL PLANNING PERMISSION**

PA14/03619 – Mr Ken Babbage – Pendower, Higher road, Breage, HELSTON TR13 9PJ

Two storey extension and roof conversion with dormer window

PA14/04122 – Miss L Ryder – Job's Cottage, Trew, Breage, HELSTON

Replacement front and side extensions and replacement windows

PA14/01743 – Mr & Mrs C Lock – Westward Ho, Main Road, Ashton, HELSTON, Cornwall TR13 9SD

Construction of replacement dwelling and annexe with replacement septic tank

d) **TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF DISCHARGE OF SOME CONDITIONS**

PA13/4360 – Mr Roger Benney - Brick Kiln, Tregonning Lane, Carleen, Breage, Cornwall

Discharge of conditions 2 and 3 in respect of decision notice PA13/10152

e) **TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF REFUSAL OF PLANNING PERMISSION**

f) **TO RECEIVE ADVICE FROM CORNWALL COUNCIL THE MAKING OF AN APPEAL**

PA13/08997 – Mr & Mrs Christian Gordon – Pencair, Higher Road, Breage, HELSTON

Construction of dwelling and associated works

The Clerk contacted Councillors after receipt of the appeal details and the following additional comments were made and submitted:

Breage Parish Council is unanimous in objecting to this application and the Parish Council's previously submitted reasons for refusing this application are firmly upheld.

The Parish Council has considered the many aspects of the application and the opinions and views of the many parishioners and neighbours in great detail and at great length, and Councillors were unanimous in NOT supporting this application, for all the good, sound and relevant reasons given and already recorded.

As far as the Parish Council is aware there are no material changes in or to the circumstances, conditions or the site itself or reasons given that could change the Council's opinions or decisions concerning this

There are further concerns reported by neighbours that a 'boundary' hedge to the rear of the site between the rear garden and a separate meadow area was being opened up or demolished last Friday, 24th June 2014, allegedly to include it, visually at least, within the curtilage of the site, and that this meadow may be agricultural land.

The considerable seasonal increase in vehicular traffic since Easter, the increase in use of the Play Area opposite this site, and need for parking etc., have certainly all worsened the access and highlight the problems such as reduced visibility and safety that increased access to this site would create.

Also, most importantly, there is great concern that to do other than to refuse this Appeal in this Conservation Area would create a bad precedent for Breage Village. This is a Conservation Area that took so much time and so much effort and commitment by so many to get put into place, and which is very highly valued and proudly guarded by the villagers, as part of their future heritage and their only protection from such development. No-one wants to see it and its 'protection' so unnecessarily eroded, diminished or defaced.

There are genuine concerns that such a precedent would encourage more applications for more new developments in the village in the Conservation Area, even on green field sites in the very centre of the village itself.

Breage and Breage Parish Council have been and are among the first to welcome and encourage new development in the village, and already are 'doing their bit'.

However, it is strongly believed that new development should be the RIGHT development in the RIGHT place and certainly not a back-garden back-fill or in-fill in the Conservation Area.

3 large scale housing developments that include affordable housing have been planned and have been built or are in the process of being built in the village, with the full support of this lively, integrated and active community. But rightly so, in the Parish Council's view, they are on the edge of the village, in the right place, and NOT in the Conservation Area.

For these reasons, and the many other reasons previously cited, Breage Parish Council asks and urges you on behalf of its parishioners and the residents of Breage village, to REFUSE this Appeal.

There is, in addition, concern about a very lengthy Report from a Mr J Pender titled 'Grounds of Appeal in support of the Appellant', which is considered to be misleading, unhelpful and incorrect in some of its many pronouncements, both in content and in manner.

Questioning and throwing doubts about policy and policy documents relating to the Refusal of the Planning Application, which this Report does, challenging Cornwall Council's decision including the wording used and the reasons given for that decision, appears intimidating and is not felt to be helpful. Challenging the actions and statements of individual officers and using intimidating language, intentionally or otherwise, threatening to "make more representations" and that "they (Cornwall Council) risk having the appellants' costs in this appeal awarded against them", as if it might lend gravitas or weight to the points being presented, is felt to be wrong, heavy handed and un-professional and does not add any weight at all. In fact it does quite the opposite!

The volume of references and extracts from various documents, all purporting to be 'the facts', is overwhelming and the Parish Council feels purposefully 'muddies the water'.

The Parish Council is not equipped or trained professionally to respond to every aspect and the minutiae of so many points that are being presented. However, whilst it can be seen that some 'boxes have been ticked' in the preparation of the Planning Application and in support of this Appeal, not ALL of them have, and we disagree with many things that are being said in this Report.

In planning, planning policies, and their interpretation and implementation, often there are NO absolutes, as this Report appears to wrongly maintain. There are many issues that are open to discussion and differences of opinion. Different people have varying aesthetic, professional, architectural, planning and personal opinions as to what is correct or not, what is good or bad.

The Parish Council wishes to draw your attention to the following comments made about and rejecting many individual points being presented in the Report, as follows:

Pencair is not a listed building but it is "of local interest", being part of a varied and eclectic row of dwellings with differing architectural styles. It is "in the setting of such a building", next to the historic Victorian Chapel and associated Manse on one side and a significant stone dwelling on the other.

The appeal site is NOT "hidden from public view behind the other houses in Higher Road", as maintained, as it is a raised site and there is only a much lower building, Pencair, in front of it, unlike the Manse which is well set back well screened by mature trees and shrubbery and a wall, and well-hidden by Chapel House directly in front of it. It would "figure in the street scene". It would not "at most just be glimpsed behind Pencair when passing its entrance". It would be a prominent 2-storey pitched roof new house in high profile, easily visible at the open end of an existing shared access lane.

There are already buildings standing behind the frontage dwellings in Higher Road, the Parish Council can agree with this. Originally, with the sole exception of the historic Manse, they were Coach Houses, Stables, Stores, Piggeries and other ancillary garden buildings and NOT DWELLINGS. Therefore the contention that there is "a long precedent for detached buildings standing to the rear of the properties fronting Higher Road" is flawed and WRONG, not relevant, and very misleading. Yes, they were "buildings" but NOT HOUSES or DWELLINGS.

Cornwall Council's reasons for refusal are not "meaningless" and do not "miss the broader nature of the deciding issue". The design and siting do not "follow the established "grain" of buildings" - there is no precedent, recent or otherwise, for permitting new dwellings in such an area in the Conservation Area.

The proposed building would "impact on listed and other buildings" by its very being there at all. It would not "preserve important public views and open spaces". It would not "add to any subtle variety of buildings in the Conservation Area in this location and on this site"

This is not a "careful and detailed analysis of the distinguishing factors and significance for the Breage Conservation Area". Breage Parish Council finds it selective, biased and misleading.

There is a "conflict with the BCCA". The proposal would "harm the residential amenities of the immediate neighbours", and they have all recorded and confirmed this many times.

Irrespective of the absence of a Development Plan, the alleged benefits of this proposed development, (of which there are none!), would be "significantly or demonstrably outweighed by adverse impacts".

Sustainable development, including the supply of local housing, is already approved and being provided in the village. This proposal does NOT "preserve the character and appearance of the Conservation Area".

The Parish Council finds many of the presumptions, points presented, and statements made in this Report to be flawed and feels that they should be discounted.

To resolve to confirm the above submitted comments

It was proposed by Cllr Greenough, seconded by Cllr Wyvern Batt and unanimously resolved to confirm that the above comments were confirmed and submitted.

10. FINANCE

- a) **Finance Regulations 6.6 Resolution for approval of use of a variable DD for payments to British Telecom for telephone payments**

It was proposed by Cllr Greenough, seconded by Cllr Darby and unanimously resolved that the use of a variable DD for payments to British Telecom for telephone payments be approved

- b) **To resolve to purchase Government and Accountability for Local Councils Practitioners' Guide**

The Clerk pointed out that the first word in the title should be Governance and not Government as shown.

It was proposed by Cllr Best, seconded by Cllr Ackland and unanimously resolved that a copy of Governance and Accountability for Local Councils Practitioners' Guide be purchased from SLCC at the offer price of £20 plus postage.

- c) **To resolve to approve July payments**

no.	Name	cheque	Service/item	Net	VAT	Total
47	Suregreen Limited	103386	Mesh fencing/pins/battens Praa Sands	£115.07	£23.01	£138.08
50	e-on	dd	Electricity StreetlightsMay HiwysAct 1980 s301	£261.99	£52.40	£314.39
51	BT	dd	Telephone	£18.21	£3.64	£21.85
52	R Sanders	103389	Footpaths 39/2,82/1,40/1,76/1,39/3,53/1,17/3, 60/1,51/1&1/62/1,21/1,21/4,16/5,36/1,61/2 Stiles 6/3,10/1 Hiways Act 1980ss43,50	£506.85		£506.85
53	Fire Crest Fire Protection	103390	Fire Warden Course Training x 3	£255.00	£51.00	£306.00

54	Viking	103391	Inks/Office goods	£380.34	£76.07	£456.41
55	Grant Thornton UK LLP	103392	External Audit 2013/2014	£300.00	£60.00	£360.00
56	R W Beard		2 cuts Cemetery/B&G greens/Breage Field	£427.00		£427.00
			Triangle & Praa Green	£150.00		£150.00
		103393	Open Spaces Act 1906 ss 9 & 10	£577.00		£577.00
57	SLCC	103394	Annual Subscription	£165.00		£165.00
58	EDF Energy	dd	Electricity Parish Rooms	£216.50	£10.83	£227.33
59	T F Laity	103395	Bus shelter cleaning	£210.00		£210.00
60	BT	dd	Mobile	£17.50	£3.50	£21.00
61	Local World Ltd	103396	Classification Advert Caretaker	£139.00	£27.80	£166.80
62	CALC	103397	Training Minute Taking Clerk	£65.00	£13.00	£78.00
63	Graham Nye	103398	Knotweed Treatment Breage Field	£90.00		£90.00
				£3,317.46	£321.25	£3,638.71
48	Mrs C L Macleod	103387	Salary June			
49	PO Ltd (HMR&C)		PAYE	£219.00		£219.00
49	PO Ltd (HMR&C)		Employer's NI	£105.31		£105.31
		103388		£324.31		£324.31
64	Mrs C L Macleod	103399	Travel 14 mls @53p	£7.42		£7.42
65	Mrs C L Macleod	103400	Petty cash reimbursement	£34.20		£34.20
66	D R Treloar	103401	Caretaker salary June	£39.60		£39.60
				£3,722.99	£321.25	£4,044.24

The Accounts had been checked by Cllr Caddick and the Clerk showed his signature on the paperwork. **It was proposed by Cllr Ackland, seconded by Cllr Higginson and unanimously resolved that the payments as listed above be passed for payment.**

d) To acknowledge receipts

Cemetery fees: £365; Admin: £15.80; Interest £4.55.

These were acknowledged.

e) Clerk to provide Bank balances

Current account reconciled: £5,895.20; Tracker: £34,820.41; Petty cash £115.80; Total including Petty Cash reimbursement: £40,865.61

f) The Clerk reported that the audited Annual Return had been received from Grant Thornton and that no matters were raised. She has displayed it on the notice board and will enter it on the website once the website update has been completed.

11. FOOTPATHS

a) To comment on proposed diversion order for part of public footpath & bridleway number 39

After discussion and being advised that the path had been place some 40 years, it was decided that Council had no objection to the proposals that had been submitted. **It was proposed by Cllr Board, seconded by Cllr Best and unanimously resolved that the diversion details as provided by Cornwall Council be supported.**

12. HIGHWAYS

Following the reporting of the road sign being demolished by a lorry exiting Rinsey Lane, Ashton it was reported that the property on the corner of Rinsey Lane, Ashton has again had a garden wall demolished by traffic exiting the Lane and cutting off the corner onto the A394. This has now happened 3 times.

It was reported that in Trewithick Road, Breage, the end of speed limit sign is behind a telegraph pole. It was reported that the Pellor Road Cornish hedge is very overgrown and exiting Pellor Fields is dangerous as the view is seriously impeded.

13. STREET LIGHTING

No report.

14. CEMETERY AND CLOSED GRAVEYARDS

There had been a mix-up over the day the cremated remains area was going to be tidied by Councillors and only 2 Councillors had turned up. It was suggested that another day be chosen and it was agreed that Councillors would meet to tidy the cremated remains area in the Cemetery on Thursday 10 July at 7.00 p.m.

15. PRAA SANDS

- a) To resolve to confirm purchase of materials for mesh fencing Praa Sands beach
- b) To resolve to approve return of pins and battens and purchase of stakes
- c) To resolve to authorise the Handyman to carry out erection of mesh fencing on Praa Sands beach

It was proposed by Cllr Coleman, seconded by Cllr Ackland and unanimously resolved to confirm a), approve b) and authorise c).

16. DOG BAN TIMES PRAA SANDS**To consider a request from a Parishioner for this matter to be further discussed**

Surprise was expressed that none of the Parishioners who had attended Public Participation had remained to hear the item discussed. Councillors discussed the matter and comment was made that people do not usually start using the beach much before 10.00 a.m. None of the Councillors had seen the petition. The tide times were not believed to be relevant. It was wondered that if money was available the time changes could be looked into. It was agreed that it would take much involved work to attempt to change the times was started and changes could not be made this season. The cost would be £1,000 upwards. It was felt that as such strong feeling had been expressed enquiries should be made to see if there is money available. It was strongly felt that as the Parish Council does not own the beach and that between what is termed medium high and medium low tide belongs to Cornwall Council that Cornwall Council should perhaps pay. It was agreed that this would probably not happen. **It was proposed by Cllr Coleman, seconded by Cllr Greenough and resolved by 8 votes to 2 that the matter be looked into with regard to funding.**

17. BUS SHELTERS/NOTICE BOARDS/BENCHES

- a) To consider request from Bus Shelter Cleaner to have a hole drilled in Godolphin Shelter to release urine build ups
It was proposed by Cllr Coleman, seconded by Cllr Higginson and unanimously resolved that the Handyman drill a suitably sized hole in Godolphin Shelter to release urine build ups.
- b) To consider request from Bus Shelter Cleaner for advice regarding disposed of syringes at Newtown Shelter
It was proposed by Cllr Coleman, seconded by Cllr Ackland and unanimously resolved that Cornwall Council be contacted about the disposal of syringes at Newtown Shelter.
- c) To consider matters arising following Handyman's recent check
It was proposed by Cllr Higginson, seconded by Cllr Coleman and unanimously resolved that the Handyman carry out the necessary cleaning, ivy removal and staining as per his submitted list.

18. CIVIC SERVICE HELSTON 8 JUNE 2014**a) To receive Vice-Chairman's report**

Cllr Greenough described the procession from the Guild Hall to St Michael's Church saying that the sun shone and folk were waving from the sides of the road. There was quite a long service at St Michael's followed by a cup of tea and biscuits back at the Guild Hall.

- b) The Chairman had received a further invitation from Helston for 20th July had been received. This to commemorate the outbreak of World War I. The Vice-Chairman said that he would attend should the Chairman be unable to do so.

19. SUSTAINABLE COMMUNITIES ACT

- a) To consider submission of a proposal asking for the government to give all Parish and Town Councils the right to sell electricity that they generate from local schemes.
Following a brief discussion **it was proposed by Cllr Best, seconded by Cllr Ackland and unanimously resolved that Breage Parish Council is happy to submit the proposal.**

20. REPORT FROM CLERK

- a) The Fire Training course has now been booked. Sadly Cornwall Council's offer came through too late.
- b) The Clerk explained that she had booked a Minute Training session at CALC, Monday 7 July and asked for authorisation to attend. **It was proposed by Cllr Wyvern Batt, seconded by Cllr Best and unanimously resolved to authorise the Clerk to attend the minute training day on 7 July.**
- c) The Clerk had received a request from a Parishioner who lives on the narrow road out of Ashton towards Godolphin. Their fence had been knocked down for the third time in recent months by speeding traffic – this time a tractor but the Parishioner had been unable to get a registration number. There is a 40 m.p.h. limit but this seems to be too fast for this road. The Clerk has reported it to PCSO Whitford, who has spoken to the Parishioner and to Cllr Keeling. Cornwall Council has supplied a new fence post.
- d) The Clerk asked if Council wished her to attend the Andrew Kerr meeting. After discussion it was decided that this would be of little benefit.
- e) A receipt had been acknowledged regarding the Council's letter about the planning drawings problem and the Clerk had been asked for specific problems. She said that she would list them.

- f) The Clerk asked that Council to give permission for the DCH news that the first residents have moved into Penbro Way, Breage, to go on the website. **It was proposed by Cllr Ackland, seconded by Cllr Best and unanimously resolved that the Clerk be permitted to publish on the website the DCH news that the first residents have moved into Penbro Way, Breage.**

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

Ashton Village Committee To resolve to grant permission to borrow the Projector

It was proposed by Cllr Best, seconded by Cllr Ackland and unanimously resolved that Ashton Village Committee be given permission to borrow the projector to display the Wimbledon final at their fete on Sunday 6 July.

Carleen Village Hall

There will be a Flea Market on the first Saturday in August and a soup and pudding lunch on Friday 18th July from 12 noon to 2.00 p.m. A children's Puppet Theatre is to be held on 27th July for children and parents. On 26th September there will be a McMillan Coffee Morning

Breage Field

The Knotweed has been treated in the playing field. Concern was expressed that Cornwall Council have not treated the knotweed adjacent to the field on the edge of the A394. The Clerk confirmed that she had contacted Cornwall Council/Cormac but had received no reply. It was suggested that the Breage Field Committee contact Cornwall Council/Cormac.

An Enforcement matter was raised but this has an enforcement number so should be dealt with.

The problem regarding ownership of the old pump at Ashton is being looked into and a report will be made.

It was reported that the new tarmac at Polladras already has grass growing through it.

The Ashton Fete will be held on Sunday 6 July from 1 p.m. to late behind The Lion and Lamb.

Details of the Village Defibrillator were requested.

One of the Councillors had cleaned up after the dogs on Praa Green.

Godolphin fete will be held on Saturday 5 July.

22. CORRESPONDENCE

Breage C of E School – Gold Award for donation towards defibrillator

Cruse Bereavement – AGM Thursday 17 July at 7.30 p.m. Council Chambers, Truro

rsn – Rural Opportunities bulletin

DCH – Community Investment Strategy

CC – Electronic copy Town and Parish Council Summit

CC - Local Action in Cornwall drop in events

CornwallAONB – Tir Teg

CC – Survey Children's Health and Wellbeing

rsn – news 9 June 2014

rsn – Rural Vulnerability Service

Vital Venues – Community Assist

Visit Cornwall -Tourism Report

rsn – Parish Views sought on rural housing

rsn – Spotlight on young people in rural areas

Open Spaces Society – Latest News Summer 2014

CALC – Coffee Morning and discussion 3rd July Bude Town Council 2.30 p.m. to 4.30 p.m.

To note any correspondence received since the agenda was published

Open Spaces – AGM London 8 July 2014

23. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA

There were none.

24. TO CONFIRM THE DATE AND TIME OF NEXT MEETING: PARISH COUNCIL MEETING TUESDAY 5 AUGUST at 7.00 P.M.

This was confirmed.

25. EXCLUSION OF PRESS AND PUBLIC

To resolve that members of the Press and Public be excluded from the meeting on the grounds that the agenda items below 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 Cllr Wyvern Batt, seconded by Cllr Higginson and unanimously resolved that members of the Press and Public be excluded from the meeting on the grounds that the agenda items below be discussed, due to the likely disclosure of exempt information as defined in Part 1, schedule 12A of the Local Government Act 1972

Members of the public left the room.

26. CARETAKER**a) To acknowledge resignation of Caretaker**

This was acknowledged and it was proposed by Cllr Best, seconded by Cllr Ackland and unanimously resolved that a letter of thanks be sent to Mr Treloar.

b) Vacancy for 1 August start has been advertised**c) To resolve to agree procedure for appointment of replacement Caretaker**

It was proposed by Cllr Greenough, seconded by Cllr Higginson and unanimously resolved that the Parish Employment Working Group including the Vice-Chairman, who is entitled to attend, look at the applications and decide on a shortlist. There would then be a call to interview, each interview taking no longer than 30 minutes. These interviews would lead to the appointment of a new Caretaker whose employment would begin on 1 August 2014.

27. FOOTPATH COMPLAINT**To discuss the complaint received from a landowner**

This was discussed and it was proposed by Cllr Greenough, seconded by Cllr Board and unanimously resolved that a letter of apology, as read out in the meeting, be sent to the complainant. Action had been taken regarding the incident.

There being no further business, the meeting closed at 9.30 p.m.

BREAGE PARISH COUNCIL

MINUTES OF PUBLIC PARTICIPATION DURING THE ORDINARY PARISH COUNCIL MEETING HELD ON 1 JULY 2014 IN THE PARISH ROOMS BREAGE

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 Wills spoke about item 9, Planning, PA14/00597, the 20 houses at Fore Street, Ashton. He explained that this is an Outline Application. In 2012/2013 a preapp was taken to the public in Ashton. There has been a time delay as fundamental matters had to be sorted with the Affordable Planning Officer. There are still drainage matters to sort. There would be an s106 to support local facilities. He felt there would be a limited impact on the site regarding access and loss of the Greenfield site. The site was felt unlikely to come into agricultural use in the future. Care would be taken over the Cornish hedges. Mr Wills explained that the area is not environmentally sensitive. There are 133 people in need of housing on the register. Feedback from Highways is awaited. The application had been based on preapp discussion, a lower number of more affordable houses for the area.

There were several people who had come to ask the Council to look again at an alteration to the dog ban times on Praa Sands beach. They all agreed that Mr Wass would speak on their behalf.

Mr Wass had already emailed the following to the Council: *'I guess what we would like to propose to the Council is as follows: 'The current dog ban as applied from Easter Day to October 1st, unnecessarily prohibits many dog owners from utilising the beach to exercise their dogs, particularly in the morning. It's not just that having to complete your walk and be off the beach by 7am is incredibly early, it also means that if high tide is between 6am and 8am then you have no sensible morning opportunity at all. Of course of its high tide between 6am and 8am it means it's also high tide between 6pm and 8pm thereby limiting the evening opportunity.*

'If the reason is to keep dogs and visitors separate then a ban time of 9am would also achieve this as those who visit the beach regularly will confirm, the beach is virtually empty until well past 9am. The Sandbar, for example, doesn't open until 10am because of this. We are simply asking for the summer time to change from 7am to 9am thereby giving us a wider window in which to walk our dogs in the morning.

'Whilst discussing this issue with other dog owners many have suggested that the start date of the ban be moved to May 1st (some suggesting it be limited to school holidays only) which would make it a regular calendar date as opposed to Easter Day which varies every year and when it is early there isn't sufficient daylight time before 7am or after 7pm.

'I have personally discussed this issue with many local residents, dog owners and non dog owners, and the vast majority see the sense in the change and the fairness it brings.

'I on behalf of the 213 people who have signed the petition to date strongly urge the Council to proceed with the consultancy process with a view to enacting a change for the summer of 2015.

'I appreciate the opportunity to present the case on behalf of all local dog lovers and know that you will give our case careful consideration.

'The petition was only promoted on the Sandbar Facebook page. If we had done it door to door then I am confident we would have at least trebled that number.'

Mr France supported Mr Wass' comments regarding the change of dog ban times, Praa Sands. He wished to speak about the 20 houses at Ashton. He later provided a copy of his statement:

'It is unfortunate that a housing estate development in a small village such as Ashton seems to be doing its best to slip under the radar. I note that this meeting is the only opportunity that villagers will have to speak before the 21 day consultation period closes. I also note that the agenda for this meeting has not been posted online and so was not available to anyone who does not happen to walk past the notice board. There has been no mention of this estate development resurfacing in any previous minutes.

*'I would also point out that the minutes for today's meeting will not be published until **after** the 21 day public consultation, closing the door for anyone to make meaningful comment at future meetings. This is not a flat roof extension or a new double garage. The public event held in March 2013 was a very good start - I believe that many in Ashton will be surprised if the next they hear about it is the sound of diggers.*

'I would wager that nobody outside a handful of houses on Fore Street knows anything about this proposal that will fundamentally change the scale of the village. This cannot be satisfactory.

'Having looked at the process, I will now make a brief comment on the proposal itself:

'In 2003 an application was submitted to put 21 houses on this site. As I recall, the material factors leading to rejection were that the field was clearly outside the village development boundary, poorly integrated and therefore designated Greenfield. I also recall discussion that 21 houses did not meet the criteria of fitting the scale and harmony of the surroundings.

'All public planning discussions since this 2003 proposal have reiterated this point about poorly-integrated Greenfield land outside the village boundary being unsuited to open-market-led development. I would point out that the heart of this proposal, (when considering key indicators including internal square metres, market value, private amenity space, parking spaces and favourable plot orientation) is 8 large open market homes. This very much has the look of a proposal that is open-market-led.

'I would ask planners to consider whether this proposal warrants reversing a planning line that has been consistent for 11 years and what the impact of such a reversal might be to villages around the county.

'A total development of 20 houses in no way fits with the scale and harmony of the existing village as it will fundamentally change the balance of old and new properties by dominating the most visible part of the village.

'I would also point out that since 2003, traffic levels have surely risen and the village has lost its post office and shop. I would question whether a village that only features a petrol station and a very nice pub can call a development that feature 48 new parking spaces sustainable?

'I must also comment on the proposed access junction onto the A394. The A394 can be extremely hazardous at the eastern edge of the village as traffic regularly speeds around the bend from Breage. The new 30mph stretch, while a good idea for which we are grateful, has not reduced the danger to anyone pulling out of their property on Fore Street. An extra junction will make it extremely difficult to monitor all of the traffic for anyone pulling out at that end of the Village (look left, look right, look left again, look at both bus stops, look straight across at the new junction, get hit by a speeding car coming from Breage).

'The A394 already has a reputation in the local press as a killer road. The east-west orientation makes it especially difficult at sunset and this would be compounded by the slight inclination looking east from the proposed junction. Combine two existing bus stops and a new junction and you have a potential accident black spot.

My closing comment on access is that other proposals for gates, driveways and even dropped curbs have been refused along Fore Street. If there must be changes to road junctions then I suspect there would be more support for improving the Rinsey Lane turning. Perhaps any further discussion on this field's development could consider improving Rinsey Lane for everybody and then safely moving any new access to this junction?

'My final comments focus on the formal drawings and information submitted for this proposal.

Firstly I would point out that the council website does not allow the supporting 'Pictures' to be downloaded. Also, a document titled 'REPRESENTATIONS RECEIVED - 4 YEAR DISPOSAL' did not work. The full document set is therefore not available.

I would also highlight a possible error in the Mixed Plan. It states that all 12 affordable homes will be 80 sq metres. However I believe other documents contradict this by labelling some of the houses at 71mtrs. The mixed plan is all we have to go on for the 'look and feel' of the buildings themselves. These documents should be correct.

*'More concerning for village residents is that the block and mixed plans seem selective in the building height information they include. Existing houses have a selection of ridge and eave heights on the Block Plan (but not ridge heights of the buildings directly opposite, only the highest individual ridge height is shown, not the ridge height of the existing frontage). I cannot find **anything** but Finished Floor Height (FFL) for any of the new housing estate buildings on the drawings.*

'With no means to compare old and new roof heights, I would question whether the Parish Council and planners are being asked to rule on a large development without being able to properly judge its impact on the frontage of our village. If I have missed this basic information then I will be happy to be corrected. However I would ask that, at the very least, our esteemed councillors and planners ensure that they have all the height and scale information required to properly assess the impact that such a large development will have on a small village.

'I thank the council for this opportunity to record my concerns. I will be happy to leave a copy of this statement with the clerk or to provide a copy electronically.

'One final point - the notice board on the side of the snooker hall is a little small to fully display the minutes and agendas. Large portions of the minutes are obscured by the frame and are therefore unreadable. With no online minutes being available prior to meetings, parishioners could miss important information.

'Thank You.'

It was explained that the minutes and agenda are always displayed at the Parish Rooms, Breage.

Mr Rayment agreed with the comments regarding access onto the A394 at Ashton. He felt this would be a disastrous thing from a road safety point of view and that it would be better to improve Rinsey Lane.

Regarding the shed at Penlee Close he could not understand how there could be a connection to mains drainage, the nearest being a mile to Rosudgeon or 3 miles to Porthleven. He was concerned that a shed may be converted to a property and was opposed to adding extra houses in gardens.

Public Participation ended at 7.28 p.m.