

**MINUTES ORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS  
 BREAGE ON TUESDAY 12 JANUARY 2016 AT 7.00 P.M.**

Present: Cllr Mrs R Wyvern Batt (Chairman)

Cllr A Best  
 Cllr Mrs T Board  
 Cllr H Bradford  
 Cllr S Caddick  
 Cllr T Coleman  
 Cllr Mrs P Darby  
 Cllr P Greenough  
 Cllr G Higginson

Cornwall Cllr: J V Keeling MBE  
 Mrs C Macleod (Clerk)  
 7 Members of the Public

The Chairman welcomed everyone and wished them a Good Evening and a Happy New Year, telling them that the meeting would be recorded.

**1. FIRE EVACUATION PROCEDURE**

This was read out by the Clerk.

**2. APOLOGIES FOR ABSENCE**

Apologies had been received from Cllr La Borde who was working away and Cllr Ackland who was unwell. It was subsequently found that Cllr Rashleigh had been taken unwell just before the meeting and had been unable to send apologies.

**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).**

Nothing was declared at this point.

**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**

Nothing was reported

**4. TO CONFIRM THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING 1 DECEMBER 2015**

The Chairman led Members through each page of the minutes asking for accuracy corrections.

Page 99/15, item 21, Members' Reports, Carleen Village Hall: two dates were wrong: '12' December should read '5' December and the first '18' December should read '12' December.

**It was proposed by TB, seconded by HB and unanimously resolved that the minutes of the Ordinary Parish Council Meeting 1 December 2015 with the date amendments be signed as a true and correct record.**

**5. POLICE REPORT**

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

The Clerk read out the following report that had been received:

'There were a total of 2 crimes generated in this area for December 2015

'There were a total of 14 logs generated in this area for December 2015

'If you would like to be able to view the crime statistics for the area of Breage then you can also view the Police website [police.uk](http://police.uk) and you can bring up full local statistics on there.

'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 101 and ask the call handler to email me your contact details. Alternatively, please email the team at [helston@devonandcornwall.pnn.police.uk](mailto:helston@devonandcornwall.pnn.police.uk).

'PCSO Ashley Fuller.

PCSO Liam Brannigan

Helston Police Station, Cornwall and Isles of Scilly Basic Command Unit, Godolphin Road Helston Cornwall TR13 8QE

Emergency calls 999, Non-urgent calls 101, Crimestoppers 0800 555 111, [Helston@devonandcornwall.pnn.police.uk](mailto:Helston@devonandcornwall.pnn.police.uk), [www.devon-cornwall.police.uk](http://www.devon-cornwall.police.uk)

It was reported that there was still no reference to the Carleen incident on the Police website. There are other matters listed for November but not that one. PG reported that he had met the new PCSO who is also named Ashley Fuller. He hopes to be more proactive and involved but has 5 Parishes to look after. He hopes to attend meetings. The person who had caused the problems at Carleen has been warned and all charges have been dropped and restorative justice employed. The person has apologised and paid for damage caused.

**6. CHAIRMAN'S ANNOUNCEMENTS**

There were none.

## 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 7.06 to 7.38 p.m.

## 8. REPORT FROM CORNWALL COUNCILLOR

Clr Keeling wished all a Happy New Year and gave the following report:

'As is usual at this time of year things quieten down with some focus on the festive period. Nevertheless, some important issues remain to be resolved; not least the delivery of the outstanding Local Plan. Having this in place as a huge impact on planning and I am glad to say that at full council on the 15<sup>th</sup> the plan was approved with a few objections and abstentions. The plan will now go forward for final inspection and implementation; despite concerns remaining about the large number of new houses expected by the end of the plan's period in 2030. The main driver of course is to have a sustainable community strategy in place with well linked policies to guide and help deliver sensible planning decisions. There is a large emphasis on Neighbourhood Planning within the amended plan thus more weight can be given to this once the overall plan has been adopted. I will endeavour to help as much as possible in delivering individual parish council NPs if they wish to pursue them in future and I have asked the Community Link Officer, Maxine Hardy, to contact Clr Higginson of Breage Parish Council who as volunteered to explore the options available for Breage Parish.

'The Boundary Commission seems to be determined to alter the electoral boundaries in Cornwall in time for the elections in 2017. There is no doubt that the issue is electoral equality and equal votes; but we seem to have gone through a number of reviews in the last few years and rushing them to meet deadlines like this only seems to result in further reviews later. Nevertheless, there needs to be a serious appraisal of the number of councillors serving on Cornwall Council and this needs to be linked to electoral equality, community identity and effective and convenient local government. But more time should be allowed to get it right once and for all; similar to Devon who is just emerging from a 2 year review I believe. Clr Keeling explained that at present the number of Parishioners that Councillors are serving varies and the review will hopefully ease this inequality.

The budget is being set and it looks as though there will be a 1.97% increase in Council Tax with an extra 2% for the social care precept but this has not yet been decided. The decision is to be taken on 17 February 2016.

'Locally, I will be nagging the highway people, again, for the VAS (Vehicle Activated Sign), presently at Leedstown, to be reinstalled in Ashton on the A394. They keep telling me there is no budget; but what's in moving the solar powered device from one place to another?! I visited Sea Acres with the planning case officer and applicant's agent together with the owners on site. I expressed concern about the residential amenity and neighbourliness particularly on the near neighbour. There will be measures to mitigate the impact of the proposal and I will be speaking to the case officer in due course. The motel between Ashton and Praa Sands now has proposals in place and I expect some objections being brought forward. Again I will be discussing the merits of the proposal with the case officer; but there is extant planning permission in place from 2010 for holiday lodges. The use of the site for affordable/market housing would not accord with planning policy, both emerging and adopted because the site is in an isolated position in the open countryside and; I tried this before! Clr Keeling reported flooding at Trescowe turning Water Lane into River Lane. He will try to get Countryside Access to repair the damage. Byway 47 – some recycled road planings have been left there. If this is put in the holes correctly it is cost effective.

Praa Sands Toilets – Clr Keeling repeated his wish to be included in the Working Group and offered to bid for funding. He emphasised that he needed to be made aware of meetings.

There had been flooding at Pentreath Lane, Praa Sands invading a person's ground and coming into the garage. A blocked drain at Redallon on the bend White Horse crossroads, Godolphin was reported Clr Keeling advised that CC is no nearer to clearing the ditches or adopting the Lengthsman Scheme.

TB spoke about the local Primary School results where Germoe had come only 22<sup>nd</sup> in the table and Breage 24<sup>th</sup>. She felt these were sad results for the Parish. She also spoke about Beach steps having read in the local paper that the beach steps at Coverack were not to be repaired. She asked about the Praa Sands steps that do not need to be repaired but need an extension added as after the 67 steps the drop to the peat edge of the beach is now some 5ft. These steps are important for Tourism and for residents. She asked why this work cannot be done and if Clr Keeling could try to do something.

TC explained that there had been no meeting re the repairs/ faults listing at the Toilets. The Parish Council had asked that the Working Group Councillors attend the site visit to prepare a defects' list but they had not been informed of Cormac's visit to the toilets. It was very fortunate that a member of the Toilet Group was passing as the Cormac gentleman appeared with his clip file and she was able to go through things with him. However, she is not a Breage Councillor.

At this point GH declared a pecuniary interest in item 9a) PLANNING, PA/09250 as he is the same business and PA15/10190 as he has a business connection.

## 9. PLANNING

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

#### PA15/09835 – Mr Simon Allen – The Bowgy, Trevurvas lane, Ashton, HELSTON, Cornwall

Conversion of barn to dwelling and extension and alterations to existing dwelling

TB A large, expansive area and sheltered from view – no objection. PG Reasonable and will fit well. HB Reasonable scheme, no overlooking. TC Agree.

**It was proposed by PG, seconded by HB and unanimously resolved that the application be supported.**

Clr Higginson left the room.

#### PA15/09250 – Mr Robert Fletcher –Ashton Motel, Main Road, Ashton, HELSTON

Demolition of existing motel with restaurant and owners' accommodation. Proposed development of site into static caravan park with parking, swimming pools, refuse store and site manager accommodation

SC Very nice to see an application at last. HB Very concerned as this is another static caravan park in an AONB. The Motel has been a blight on the landscape for some time but it is an unsuitable site for this high density proposal. There is the potential for 40+ cars to have access onto this 60 mph road. TB – Concerned re. the sewage problem. This is an AONB and a retrograde step to allow this site to be filled with such residences with 12 month occupancy. There are to be about 25 septic tanks. The road is dangerous. PG There is permission for 18 holiday homes. Only objection is that the design could be better. HB They sprawl all over the site. The previous application had them near the road and well screened. TB Should not use the whole site. A big issue in an AONB. SC It is a Park Home development and the perimeter is only a bund of earth likely to cave into the construction. TB Wood is not compatible with the area. **It was proposed by HB, seconded by RWB and resolved by voting Councillors with one vote against that the application be objected to on the following grounds: Overconcentration of chalet houses not suitable in this AONB. The style, design and placement are all thought to be wrong and incompatible with the area. It is understood that the AONB Unit will be objecting to the application. It is felt that this would be a blight on the landscape and very high density on an unsuitable site. The potential number of some 40 cars having access on and off the very fast main road causes great concern. It is felt to be a retrograde step for this area to be filled with these residences. Unlike the previous application the properties are spread over the site. Concern was also expressed that there would be a large number of septic tanks. The perimeter bund appears to be earth and not a proper Cornish hedge.**

Clr Higginson returned.

#### PA15/11276 – Mrs Marianne Parsons – 14 Trewartha Road, Praa Sands, Cornwall TR20 9ST

Conversion of loft space with the inclusion of two dormer windows to the south west elevation

HB Worst design ever seen – a monstrous 3 storey lump in 2 storey houses. Overdevelopment of site and overlooks everyone around it. Wrong in principle and character. Taking off the roof should be classed as a rebuild not a conversion. This is an additional storey and residents have objected

to it. It was proposed by HB, seconded by TB and unanimously resolved that the application be objected to as follows: Parish Council felt this to be a terribly monstrous design and literally a 3 storey 'lump' among 2 storey houses. It is overdevelopment of the site and overlooks everyone around it. It is felt to be wrong in principle and character. It is not felt to be a loft conversion but a rebuild. It is an additional storey. Residents have complained to the Parish Council. The property would not be in keeping with surrounding properties. This is an AONB and it is felt the property would have an adverse effect on the area. The reason given for the application is to improve the view but this property already has good sea views. This is used as a holiday home and according to neighbours is little used.

Clr Higginson left the room.

PA15/10190 – Mr Christopher Palmer – Polwheal, Tregonning Terrace, Carleen, Breage, HELSTON

Detached double garage

It was proposed by TB, seconded by PG and unanimously resolved by voting Councillors that the application be supported.

Clr Higginson returned.

PA15/11163 – Mr & Mrs P Thompson – Lane End Cottage, Rinsey Lane, Ashton, HELSTON, Cornwall TR13 9SQ

Proposed conversion of Garage to Holiday Let

TB It says there is a main sewer connection and there would not be. Support. HB Nicely drawn but creates a separate building. The loss of the double garage as an amenity is not good. WC directly off kitchen with no lobby creates a design question. TC There is other parking. It is nice to see a 'proper' roof. It was proposed by PG, seconded by TC and unanimously resolved that the application be supported but a caveat for an s106 be requested to tie the holiday home to the main house. Concern was expressed that the WC comes straight off the kitchen with no lobby between.

PA15/10431 – Mr Kevin Hunt – 1 Middle Row, Ashton, HELSTON, Cornwall TR13 9RX

Non-material amendment following grant of planning permission

It was proposed by RWB, seconded by PG and unanimously resolved that the application be supported. It was noted that that having no windows to the kitchen area would remove the natural light and ventilation.

PA15/11583 – Mr And Mrs A Carr – Achanashee, 1A Castle Drive, Praa Sands, PENZANCE, Cornwall TR20 9TF

Replacement conservatory on rear, extension to roof, replacement side porch and installation of rooflights and solar panels on rear.

HB Nicely presented great improvement. TB It needs updating. It was proposed by PG, seconded by HB and unanimously resolved that the application be supported.

PA15/11447 – Mr Andrew Opie – Malabar, Trewelloe Road, Praa Sands, PENZANCE, Cornwall TR20 9SU

Raising eaves level to provide additional living space at the first floor level with the inclusion of a balcony on the south elevation. Create a new entrance from Trewelloe Road and internal alterations at upper and lower levels

GH No problem, just reversing levels. It was proposed by TB, seconded by GH and unanimously resolved that the application be supported.

PA15/11553 – Mr And Mrs J Vicker – Peace Cottage, Wheal Vor, Breage, HELSTON, Cornwall TR13 9NW

Single storey side and rear extensions

It was proposed by AB, seconded by TB and unanimously resolved that the application be supported. SC commented afterwards that the kitchen/dining area would be robbed of natural light.

PA15/11828 – Elysian Fields, Main Road, Ashton, HELSTON, Cornwall TR13 9SD

Overhead Lines Exemption. Particulars of proposed development: Adding an additional pole leg to an existing pole numbered 41KBH6 and erecting a pole mount transformer between two poles as detailed on the attached plan ref. 2298792

It was proposed by TB, seconded by GH and unanimously resolved that the application be supported.

PA15/11830 – Mr & Mrs M Jenner – Fowfield Row, Breage, HELSTON, Cornwall TR13 9PQ

Demolition of existing first-floor flat roofed rear extension, replacement with new pitched roof and dormers. New entrance porch. New outbuilding PG A lot better. It was proposed by PG, seconded by TC and unanimously resolved that the application be supported.

PA15/12007 – Mr R Trott – Flat 3, Chy An Dour Road, Praa Sands, PENZANCE TR20 9SY

Replacement windows, alterations to balcony, entrance steps and front door

HB Well presented but abuse of an architectural gem. Lowering the windows will destroy the architecture and cause more overlooking. This is not an improvement. TB Encroaching on the privacy of Flat 2. Northern side door no problem – necessary. Object to balcony alterations. GH No problem. Structure will not be altered. TB Viewing from the south it will spoil the ambience of the Art Deco presentation. By lowering the windows much more will be seen below. The present height gives privacy. It was proposed by HB, seconded by TB and resolved by 6 votes to 3 that the application be objected to for the following reasons: The lowering of the windows would destroy the architectural integrity of the building as well as allowing overlooking of the balcony area of flat 2, with the loss of the neighbour's amenity of privacy - the original balcony having been designed to give total privacy to the floor below. Neighbourliness would therefore be an issue. Windows should be made to match the originals as there is a distinct plinth line defining the window line and this should not be broken. This art deco style gem of a building in this AONB would NOT be improved by these proposed alterations and the Parish Council therefore must object. The owner of flat 2 has objected to several matters that have been sent to Cornwall Council. It had apparently been agreed that proposals would be discussed with the freeholder and the owner of flat 2 before an application was submitted but this did not happen.

#### b) TO CONSIDER PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON 8 JANUARY 2016

PA15/11918 – Mr & Mrs D S Thomas – Thule, Helston Road, Germoe, PENZANCE, Cornwall TR20 9AA

Demolition of existing dwelling and construction of 2 new dwellings (one with integral garage)

HB Still concerned overdevelopment. 2 big units instead of one. Busy access road and many additional cars. 3 Storeys. There is still a balcony and therefore still overlooking and still no vehicular improvement. No room for parking or turning. These building will fill the site and are too close together. GH Modifications have been made in consultation with CC. TB Drainage has been sorted. TC They have tried to eliminate the problems. HB The only solution would be to have one big unit. It was proposed by HB that the application be objected to for the reasons he had given. There was no seconder. It was proposed by GH, seconded by PG and resolved with one vote against that the application be supported.

PA15/10309 – Mr S Strick – Sea Acres, Parc Morrep, Praa Sands, PENZANCE, Cornwall TR20 9TE

Addition of first floor balcony to west elevation

GH said he would have to abstain as he had not seen the application.

This size balcony is still a problem. PG the balcony is still allowing someone standing on it to look directly into Kerris Vean. TB It should just be a Juliet balcony. This should be sufficient. The double doors would allow the sun and fresh air in. The screening on the boundary was felt to be a 'red herring' The balcony was felt to be wrong. It was proposed by HB, seconded by PG and resolved, with one abstention as the Councillor has not seen the application, that the application be objected to as follows: The Parish Council finds this application totally unacceptable and completely at odds with the conditions and restraints previously imposed. The addition of a 1.8m projecting balcony on the west elevation gives it a clear, unobstructed view to the south west and north and it directly overlooks and views the garden and living room of Kerris Vean. Reducing the balcony does not provide a solution to the overlooking and the Parish Council insists that a Juliet balcony is sufficient. With double doors opening inwards the sun and fresh air would be available. The original restrictions were put there to protect the residents in Kerris Vean and the Parish Council insists that it is very wrong to continue to ignore this. This overlooking should not be permitted. The suggested screening is felt to be a red herring as no boundary screening could ever be high enough to prevent the overlooking. The Parish Council insists that the proposed balcony is wrong and should never be allowed.

#### c) TO CONFIRM PARISH COUNCIL'S DECISION

PA15/10690 – Mr And Mrs J Watters - The Farm, Fore Street, Ashton, HELSTON, Cornwall TR13 9RN

Domestic Extension

The Parish Council supported the extension but asked if the applicant would consider stone cladding instead of timber.

A reply was received from the Planning Officer:

'The Parish commented on the above application and their comments were:

'Support - while supporting the extension, which is obviously needed, the Parish Council felt the timber cladding to be wrong on this very nice stone farmhouse. Set on a corner plot on the main road through Ashton it would be very visible and very obvious and the Council asks that the applicants be urged to use stone cladding.

'The agent has proposed slate cladding which we consider acceptable. Would the Parish be happy for me to proceed with an approval?'

The Clerk contacted Councillors and received 11 replies. 10 of the Councillors agreed an approval and the officer was informed of this. One Councillor still felt it should be actual stone.

**A resolution to confirm that 10 Councillors voted to agree that the Planning Officer approve the application to include slate cladding. It was proposed by PG, seconded by AB and unanimously resolved to confirm that 10 Councillors voted to agree that the Planning Officer approve the application to include slate cladding.**

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

PA15/09178 – Mr And Mrs I Pavitt – Penvearne, Trewithick Road, Breage, HELSTON, Cornwall

Removal of existing side porch and construction of garage and utility extension

PA15/10488 – M8 M Daniels – Willow Croft, Wheal Vor, Breage, Cornwall TR13 9NQ

Replacement of existing kitchen/bathroom area and erection of new kitchen and small bedroom and bathroom above

PA15/10431 – Mr Kevin Hunt – 1 Middle Row, Ashton, HELSTON, Cornwall TR13 9RX

Side extension single-storey sunroom/dayroom

PA15/09213 - Mr K Chown, Sunset, Helston Road, Germoe, PENZANCE Cornwall

Non-material amendment following grant of planning permission PA15/05732

**It was proposed by AB, seconded by PG and unanimously resolved that the above information was received.**

**e) NEIGHBOURHOOD PLAN**

Feedback report from Cllr Higginson

Cllr Higginson had been due to meet with Maxine Hardy today at 9.30 a.m. but at 9.15 a.m. received a message to say that she was unwell and the meeting had therefore not taken place.

He had looked in to everything he could find regarding the three Plans that have been put through and had studied the statements from each one.

All three had particular urgent reasons for having a Plan. 80 Parishes have actually started the process. What is different to a Local Plan is that one may not step outside of the Government Plan or Cornwall Council's Plan and these two have to be followed in order to conform. GH could not at the moment see that a Neighbourhood Plan would be of benefit to the Parish. **GH proposed that Maxine Hardy be asked to come back and speak to Council along with a representative of one of the three Councils that have Neighbourhood Plans. This was not seconded.**

PG asked that GH be thanked for carrying out the investigation on behalf of the Parish Council.

There followed more discussion by Councillors culminating in AB saying that 4 months ago BPC voted not to go ahead with a plan. **He proposed, PG seconded and it was resolved with one vote against that, as it had been previously resolved not to go forward with a Neighbourhood Plan, no more time should be spent on it.**

**10. FINANCE**

- a) **To resolve to approve Finance Regulations 6.6 use of a variable DD for payments to D&G for insurance for 2 electric heaters Parish Rooms It was proposed by RWB, seconded by PG and unanimously resolved that Finance Regulations 6.6 use of a variable DD for payments to D&G for insurance for 2 electric heaters Parish Rooms be approved.**

- b) **To resolve to approve January payments**

no.	Name	cheque	Service/item	Net	VAT	Total
153	SW Water	dd	Water Parish Rooms	<b>£12.43</b>		<b>£12.43</b>
154	SW Water	dd	Water Cemetery	<b>£12.43</b>		<b>£12.43</b>
155	The Information Commissioner	103619	Data Protection registration	<b>£35.00</b>		<b>£35.00</b>
156	e-on	dd	Electricity streetlights November	<b>£253.78</b>	<b>£50.76</b>	<b>£304.54</b>
157	BT	dd	Telephone	<b>£21.14</b>	<b>£4.23</b>	<b>£25.37</b>
158	R Sanders	103620	1cut Cemetery/B&G greens/Breage Field	<b>£165.00</b>	<b>£33.00</b>	<b>£198.00</b>
159	BT	dd	Broadband	<b>£126.16</b>	<b>£25.23</b>	<b>£151.39</b>
160	T F Laity	103621	6 month bus shelter cleaning	<b>£223.33</b>		<b>£223.33</b>
161	Cornwall Council		Legal fees Ashton Amenity Area November			
		103622	to be reimbursed by Trustees	<b>£74.63</b>	<b>£14.93</b>	<b>£89.56</b>
162	BT	dd	Mobile	<b>£17.50</b>	<b>£3.50</b>	<b>£21.00</b>
				<b>£941.40</b>	<b>£131.65</b>	<b>£1,073.05</b>
151	Mrs C L Macleod	103616	Salary December			
152	PO Ltd (HMR&C)	103617	PAYE	£262.80		£262.80
152	PO Ltd (HMR&C)	103617	Employer's NI	£139.10		£139.10
		103617	incorrect amount should be £401.90	<b>£392.90</b>		<b>£392.90</b>
		103618	incorrect amount on cheque + £9	<b>£9.00</b>		<b>£9.00</b>
163	NEST		December Clerk's Pension Clerk	£47.92		£44.78
			December Clerk's Pension Employer	£35.94		£33.59
		dd		<b>£83.86</b>		<b>£83.86</b>
164	Mrs C L Macleod		Travel 27 mls @53p	£14.31		£14.31
			Parking	£0.60		£0.60
		103623		<b>£14.91</b>		<b>£14.91</b>
165	Mrs C L Macleod	103624	Petty cash reimbursement	<b>£4.00</b>		<b>£4.00</b>
				<b>£1,446.07</b>	<b>£131.65</b>	<b>£1,577.72</b>

**RWB confirmed that she had checked the payments. It was proposed by RWB, seconded by AB and unanimously resolved that the payments as listed above be passed for payment.**

**c) To acknowledge receipts**

Cemetery fees: £33; Interest: £6.18. These were acknowledged

**d) Clerk to provide Bank balances**

As at 31 December 2015: Current Account reconciled: £3,197.23; Tracker Account: £47,807.53; Petty cash: £146.00; Total including Petty cash reimbursement: £51,154.76.

**11. FOOTPATHS**

a) 10% LMP grant for 2016/2017 confirmed

It was noted that this is for one year only.

b) Letter from Alan Percy re. Adam Paynter's letter to him

Council agreed that Alan Percy had done a very good job.

c) Footpath 46

PD reported that a dead fox had been reported on the path and she had contacted Hamish Gordon who could do nothing about it at the time as he was away for 2 weeks. She had managed to contact the Environment Agency who got Cory to come out and take it away.

d) Footpath 77/1

There had been a complaint from Catherine Szlichta, Countryside Information Officer (West), Cormac, who had been contacted by a member of the public reporting that the path is severely overgrown, making it impossible to be sure of its route. She asked that its cutting requirements be reviewed.

PD had provided Councillors with a map showing that 77/1 is a small piece between 45 (Crowan's path).

The Parish Council has now met and discussed this matter. She had tried to walk to 77/1 and couldn't get through to it either way because of a stream on one end and a bog the other. A kindly farmer helped her as far as he could. Bob Sanders cuts both 45 and 77/1 all at present. It would be very difficult if there were 2 different Contractors. PD contacted him and he says that the bog is a willow bog that would need a boardwalk to make it able to be walked across and the stream needs a bridge.

**It was proposed by PD, seconded by SC and unanimously resolved that Cormac be contacted and asked if they would be willing to take on the matter of the bridge and boardwalk to enable access to this footpath and to suggest that BPC felt it would be sensible for the path be cut as one and therefore suggests that 77/1 be removed from Breage's LMP list and added to Crowan's if this is possible and Crowan is agreeable. PD also advised the Clerk that there are no way markers there which must have added greatly to the walker's difficulty in identifying the route.**

**12. HIGHWAYS**

a) TB Greenways potholes - the planings do not appear to be suitable as there is no foundation to put them on. The passing place has been blocked with the pile of planings.

b) The Clerk reported that the road closure at Carleen had been confirmed: Road Traffic Regulation Act 1984 S.14: Temporary Prohibition of Traffic South West Water - Carleen, Breage 18th January 2016 to 22nd January 2016 (24 hours)

**13. STREET LIGHTING**

a) CC had sent an email to say that they had never been informed that the works had been completed and had not been added to their inventory but the Clerk confirmed that she had done this apart from 088BA that had not at the time been completed. The message continued: 'We will be happy to do this now the lights are to our standard and I'll arrange to have them added to our inventory and therefore any ongoing maintenance costs will be covered by our contract'. They asked for maps to show locations and the Clerk will forward these.

b) To discuss the matter of the possibility of a street light at Pentreath Lane as requested by a Parishioner at the December meeting  
It was agreed that as this cannot be applied for until April the item could be deferred to a later meeting.

**14. CEMETERY AND CLOSED GRAVEYARDS**

a) To review Cemetery fees for 2016

After a short discussion **it was proposed by AB, seconded by TC and unanimously resolved that as the fees had been substantially raised in 2015 they should at present remain unchanged.**

b) Interment Evelyn Champion, grave 359 on Saturday 9 January 2016

**15. PRAA SANDS**

a) TOILETS

(i) To receive report from Working Group re. meeting with Jon James

There had been no meeting – see comments at the end of item 8. **It was proposed by PG, seconded by TB and unanimously resolved that a letter of concern be sent to Jon James regarding the Working Group Councillor's not having been informed of Cormac's visit to complete the survey of defects of the toilets.**

KLB had sent a progress report:

1. Companies have been invited to tender for maintenance, cleaning and emptying of holding tank. Once these tenders are received BPC will be asked to consider which ones they would like to accept.

2. A member of the Praa Sands group was present when a representative from Cormack visited the toilets in December to assess the defects that would need to be repaired before a lease is taken on. We await the full list from Cornwall Council.

3. The group is looking to set up a charity and separate bank account so they can raise additional funds for the improvement of the toilets.

4. The group will provide BPC with a report on the current state of the toilets and what improvements could be made to reduce costs. BPC will decide what improvements to make and the group intends to raise funds to facilitate this.

5. The group will provide administrative back up to BPC for the provision of toilets in Praa Sands, provide emergency contacts and raise funds as above.

6. The parish clerk will be presented with invoices monthly for payment.

7. As the situation regarding the toilets changes daily, Trevor Coleman will be able to provide a verbal report at the BPC meeting on 12<sup>th</sup> January 2016 including high lighting any discussions with Jon James and the council's solicitor.

(ii) To discuss draft Heads of Terms received from John Richomme and the title issue he raised

Since receiving this, a problem had arisen regarding the disabled toilet area. SC expressed concern that there had been many different Councils and the deeds and title question were muddled. John Richomme had now recommended that pro-tem they grant Breage Parish Council a Tenancy at Will pending CC being in a position to grant the intended long lease. This will basically allow BPC to take occupation with the ability for either party to terminate at any time. After further discussion **it was proposed by PG, seconded by SC and resolved by 6 votes to 3 that a Tenancy at Will day to day lease be acceptable to BPC until the title question is satisfactorily resolved.**

(iii) To make resolutions re. any amendments and to appoint a Solicitor

No amendments had been made to the Heads of Terms as this was not relevant at this time. **It was proposed by TC, seconded by RWB and unanimously resolved that Mr Dunstan CVC Solicitors be asked to act for BPC in the matter of the Praa Sands Toilets.**

b) BUS SHELTER

(i) To consider suggested bus shelter site: opposite existing bus stop, Castle Drive, Praa Sands  
Council was advised that Mr Coward owns the land to the footway and that BPC would need to request permission to dig out an area for a bus shelter. As no request may be made for a grant for a new shelter until April it was agreed to defer this item to another meeting.

(ii) To make any necessary resolution

**It was proposed by PG, seconded by GH and unanimously resolved that any response to the request for a bus shelter opposite the existing bus stop, Castle Drive, Praa Sands be deferred.**

c) CORNWALL BEACH & DUNE MANAGEMENT PLANS - DRAFT STAGE 3 REPORT

(i) To receive Cllr Board's report and authorize the sending of comments

Cllr Board's report had been circulated to Councillors. (Copy available from Clerk). **It was proposed by HB, seconded by TC and unanimously resolved that the report prepared by TB be forwarded to Mr Frampton and that Cllr Board be thanked for her excellent report.**

d) N461

(i) To consider Ron Benning's offer of a model of the N461

PG – this sounds a nice idea but it would probably be better seen by being in a museum. Mr Benning has offered to help with the cost of a cabinet. After discussion it was agreed that the model is rather large but could perhaps be displayed in the Parish Rooms for a short time. **It was proposed by TC, seconded by TB and unanimously resolved that Mr Benning's kind offer be accepted with appreciation and that the model could afterwards possibly be displayed in the Helston Museum or the Falmouth Maritime Museum where there would be greater footfall and more chance of what happened at Praa Sands being known. As public money would be needed to provide a cabinet, Mr Benning's kind offer of monetary help should be accepted.**

**16. BREAGE ALLOTMENT GROUP**

a) To further discuss matters so far and make any necessary resolutions

The Clerk had heard from the Treasurer but no paperwork had yet been received. AB reminded Council that the Allotment Group had been dissolved and the money be used towards Ashton Field expenses once the field had been purchased by BPC. The Clerk advised that decisions still had to be made regarding the machinery, shed, etc. **It was proposed by RWB, seconded by AB and unanimously resolved that another letter be written requesting the return of the remaining money to BPC.**

**17. COMMUNITY LAND COMMUNITY TRUST**

Information received from Andrew George

This had been circulated to Councillors. No questions were asked.

**18. HELSTON AND SOUTH KERRIER COMMUNITY NETWORK PANEL**

a) Report from Cllr Caddick re meeting held on 2 December 2015

SC said the meeting had been quite stormy and questions had been put forward about the lack of Police presence at PC meetings; about the difficulty of getting through on the 101 number; about the closing of Police stations and the lack of points of contact.

Richard Martin – Office of the Police and Crime Commissioner gave an update on the work of the Office of the Police and Crime Commissioner

Regarding Police Stations – it was stated that Policing has moved on and is now modern Policing. The PCC would rather have Police Officers than PCSOs. It was stated that writing to the Chief Constable does do some good. Thanks were expressed to SC for his attendance at the meeting and his report.

b) Meeting notes received

These had been circulated. SC expressed concern that they did not reflect on what actually happened at the meeting.

**19. REPORT FROM CLERK**

a) The Clerk spoke re. BT and the fibre Optic Broadband update that still had not happened. The visiting engineer's date had changed several times and the Clerk had spent long sessions on the telephone. The appointment was due on 6 January but no-one had arrived. This has now been re-scheduled for 21 January.

b) The Clerk had received messages from the son of an elderly Parishioner who was concerned about the flooding situation in Water Lane, Trescowe. This had been reported to Cllr Keeling who had contacted the son.

c) The Clerk had received information and pictures regarding a landslip at Praa Sands.

d) The Clerk explained that there has been a bit of trouble with the front door not being correctly locked. She asked that Councillors not push the key into the lock too far and that they just turn the key until it clicks and then withdraw it. If it is turned too far a bit is left still locked and the door is difficult to open

e) David Morgan has been asking about a Village Plan. He is interested in a plan just for Breage Village not the Neighbourhood Plan for everyone. It seems that it is a Village Design Statement that he is looking for – not a Parish Council matter, but he appears to be asking why the Parish Council doesn't have one. I have had several emails from him. In one he does say that the Group could do it themselves if it is a VDS.

Councillors spoke about this and agreed that a VDS would hold no power with Planning and decisions would have no recognition by CC. **It was proposed by PG, seconded by RWB and unanimously resolved that the PC could not be involved in a VDS but if Mr Morgan and the Conservation Group wished to go ahead with that and Parishioners can be motivated it is up to them.**

f) The Spinal Injuries people have asked if they can advertise their Fish and Chip Supper events on the website again this year. It was agreed that this would be all right for the Clerk to do.

g) Concerns have been expressed over the work being carried out at the Engine House, to the Clerk and in Public Participation today. The Clerk has advised that one of the Parishioners needs to complete an Enforcement form. PC has been advised that it should not complete Enforcement forms on behalf of individuals but that Cllr Keeling could help with this and the matter would be best forwarded to him.

h) Following last month's meeting, Mr Liddell's worries have been passed by JK to Matt Doble who was tasked to look into the matter.

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

Carleen Village Hall

PD reported that there will be a Soup and Pudding Lunch on Friday 15th from 12 to 2 which is well worth attending and there will be a Flea Market on 6<sup>th</sup> February.

**21. CORRESPONDENCE**

SLCC – 2 day conference 22 January 2016

Rsn – Weekly news 7 December 2015

PCDT – December e-bulletin

South West Play – Season's greetings

CALC – December newsletter

Cornwall AONB – seeking new Trustee

Rsn – Rural Vulnerability Service Fuel Poverty December 2015

Rsn – Weekly news 14 December 2015

SLCC – News bulletins

Cornish Mining World Heritage – Christmas and New Year greetings

Citizens Advice – Cornwall performance and Impact Report 2014/15

MEP – Vehicle emissions enquiry

Cornwall Sports Partnership – Bulletin December 2015  
 Princes Regeneration Trust – Newsletter what’s coming up in 2016  
 SLCC – Christmas greetings  
 Communities and Devolution – Christmas greetings  
 Martin Luck Group – Christmas greetings  
 FiT – update e-mail  
 Rsn – Rural Economy spotlight  
 Rsn – Weekly news 23 December 2015  
 Rsn – Rural Vulnerability Service Rural Transport December 2015  
 Rsn – Weekly news 4 January 2016  
 Rsn – Rural Opportunities bulletin  
 Alun Jones – Weed Control  
 Princes Regeneration Trust - Newsletter  
**To note any correspondence received since the agenda was published**  
 Rsn – Rural Opportunities Bulletin – Draft response National planning Policy  
 Rsn – Weekly news 11 January 2016  
 Clerks and Councils Direct – magazine  
 SLCC – magazine January 2016

**22. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA**

Update Ashton Amenity Field; possible purchase of new office computer.

**23. TO CONFIRM THE DATE AND TIME OF NEXT MEETING**

**ORDINARY PARISH COUNCIL MEETING 2 FEBRUARY 2016 AT 7.00 P.M. IN THE PARISH ROOM**

This was confirmed

**24. 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 RWB, seconded by SC and unanimously resolved that 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.

The Public left.

**25. ASHTON AMENITY FIELD**

**a) To receive updates**

A letter had been received from the Trustees – as spoken about in Public Participation. It was agreed that matters would be discussed at the next meeting if anything further has been received from the Trustees’ solicitor.

**b) To make any necessary resolutions**

None were made.

**26. CEMETERY**

**a) To receive updates**

Matters were discussed.

**b) To resolve to confirm permission for the Handyman to remove the fence attached to the Cemetery fence**

It was proposed by TC, seconded by PG and unanimously resolved that that as the fence owner had agreed the PC confirm permission for the Handyman to remove the fence attached to the Cemetery fence and place it on the owner’s property. It is hoped that the Handyman will be employed by the owner to reposition the fence in the correct place, leaving room for the Cornish wall to be reinstated.

**c) To make any further resolutions**

There were none.

**27. CLEANER**

**a) To receive update from Staffing Team**

There had been applications from 2 candidates. The candidates had been asked to provide CVs and 2 References. PG is unable to take part in interviewing as he knows one of the candidates. RWB is unable to attend on the date set for the interviews, Monday 18 January 2016. **It was proposed by PG, seconded by TC and unanimously resolved that TB be made a co-opted member of the Parish Employment Working Group: and be given permission to conduct the interviews to appoint a Cleaner, together with HB, and to bring their decision to the next meeting in order to have the decision confirmed.**

**b) To discuss and appoint if possible**

This was not possible.

There being no further business the meeting closed at 10.22 p.m.

**BREAGE PARISH COUNCIL**  
**MINUTES OF PUBLIC PARTICIPATION HELD DURING THE ORDINARY PARISH COUNCIL MEETING**  
**IN THE PARISH ROOMS BREAGE ON TUESDAY 12 JANUARY 2016**

At 7.06 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.

A neighbour spoke about item 9a), Planning, PA15/11276, saying that a third application, this one being the fourth, had been approved but the applicant had not progressed this. In the application Trewartha Road is described as a row of houses. The neighbour felt that the architect wrongly states that this is an area of high density, mixed houses and that it actually has 2 distinct sections: the first - relatively tall, 2 storey homes very similar in architectural planning; the second - individually designed bungalows. He stated that this application is for a 3 storey house, and that he felt that the raised room would be completely out of character with the area. There would be a view into the neighbour's bedroom and garden. The house is a holiday home and is only used 1-2 days a month.

Another neighbour from the opposite side of the road, who had previously given his objections in writing, also spoke about item 9a), Planning, PA15/11276, saying that this would be the only 3 storey single dwelling in Praa Sands that would set a very unfortunate precedent if permitted. This new extension, described as a loft extension, is really an out-of-character rebuild, an obscenity in this row. The reason given for the build, better views, is not a good reason. It is a holiday home. The approved plans should be stuck to. The PC was asked to object.

A Parishioner spoke about the ongoing problems with the Engine House stating that piles had been sunk on his land and trees cut down. The Police had been contacted but it is a Civil matter.

A neighbour spoke about item 9a), Planning, PA15/09250 – The Motel at Ashton. He has farmed the area to the south of the Motel for 30 years. The previous application, in 2010 had been given approval mainly because the site was a mess and something needed to be done but nothing has been done, and thankfully nature has been hiding the area. He felt the development to be inappropriate with 18 prefab caravans. This is an AONB. 50 years ago occupation started with 2 caravans. He felt it was time that expansion ceased. The Motel is surrounded by agricultural land and China Clay history. The suggested development would be out of character and would not satisfy housing needs. He objected to the application saying that children and pets there would not mix well with the farming livestock and the busy main road. He felt that something more appropriate should be offered.

One of the Ashton Community Trustees spoke about the Amenity Field. He wondered if Councillors would like to ask him any questions. **It was proposed by PG, seconded by RWB that Councillors be permitted to ask questions of CA regarding the Amenity Field at Ashton.** He first gave a quick summary saying there had been a stumbling block with the Trustees' solicitor about giving the land away. He felt that the Charity Commission would say that they were giving away an asset. 3 of the Trustees have no qualms and feel that they are acting in good faith to ensure the continuation of the field and he personally was very satisfied. It appeared that the Charity Commissioners too were satisfied but nothing had been given in writing to confirm this. He apologised for the delay. PG said that BPC hoped for a speedy conclusion. SC asked if the Trusteeship could be wound up and another charity started afterwards if required. The Trustee said that even though no grant had been received from the Parish Council this year because the PC had thought that it was taking over the field, the field grass was being kept in good order but the play equipment was in a bad way.

A Praa Sands resident spoke about the Toilets, saying she had attended the defects' survey as she had been passing when the person from Cormac arrived with a clip-board. She had asked Jon James for a copy of the defects' list but had had no reply. She gave some of the prices that had been quoted. She had a wish for 2 showers and a donation box. She stressed that there is no money for back-up but that there are things that she felt needed improvement and she felt that money should be specifically allocated for this. She spoke about Lottery funding. **It was proposed by PG, seconded by RWB and unanimously resolved that Councillors be permitted to ask questions of the resident re. what she had said.** HB asked about Lottery funding and was told that annual applications could be made but if a grant was approved it would have to be used within 6 months. Questions were asked about the showers and it was wondered if a stand pipe on the beach may be better. A question was asked about the wall gates which apparently regularly trip the electric. TB stated that some years ago showers were rejected as the water was deemed to be contaminated and could not be permitted to flow. PG asked about waterless urinals. This is not a possibility as the urinals are not broken. The water costs were spoken about. It was explained that the high cost is the removal of waste water through the continual emptying of the tank.

The Ashton Trustee asked if the question of maintenance of the play equipment could be raised at the next meeting as the Trustees had spoken about taking it down. Access is presently roped off.

Public participation ended at 7.38 p.m.