

# BREAGE PARISH COUNCIL

Mrs Carol Macleod

Clerk to the Council

Tel: 01326 574781

E-mail: [breageparishcouncil@btconnect.com](mailto:breageparishcouncil@btconnect.com)

Website: [www.breagepc.org.uk](http://www.breagepc.org.uk)

91/14

Parish Rooms

Breage

Helston

TR13 9PD

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## MINUTES ORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS

### BREAGE ON TUESDAY 2 SEPTEMBER 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 S Caddick  
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)  
7 Members of the Public

The Chairman welcomed everyone and advised that the meeting would be voice recorded.

#### 1. FIRE EVACUATION PROCEDURE

This was read out by the Clerk.

#### 2. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Bradford who was on holiday, from Cllr Davis whose Mother was very poorly and who had staff problems and from PCSO Whitford who was also on holiday.

#### 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 5 AUGUST 2014

The Chairman led Members through each page of the minutes asking for accuracy corrections. **It was proposed by Cllr Best, seconded by Cllr Higginson and unanimously resolved that the minutes of the Ordinary Parish Council Meeting on 5 August 2014 be signed as a true and correct record.**

#### 5. CHAIRMAN'S ANNOUNCEMENTS

The Chairman had no announcements to make.

## 6. POLICE REPORT

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

As PCSO Whitford is on Annual leave PCSO Berry kindly supplied a report which the Clerk read out to the meeting:

Please accept our apologies for not attending the meeting.

'There has been an increase in crimes during August to 8 crimes.

#### 'Praa Sands:

Make off without making payment, one of these crimes has been filed, the other in under investigation.

Two thefts, these crimes have been filed pending further information coming forward.

#### 'Godolphin Cross:

Make off without making payment; this crime has been filed pending further information coming forward.

#### 'Breage:

A common assault; this crime has been filed

Send false message by public electronic communication; this is currently under investigation

'Police have recently had reports of rogue traders in the local area offering to carry out gardening services and other work which is often of poor quality. We are asking all residents to exercise caution when answering the door to cold callers offering to do work on your garden or property. If you agree for works to be carried out consider if the price quoted is appropriate, speak to a family member or trusted neighbour, if in doubt then politely decline their offers. Be careful when engaging tradesmen and if any works are carried out to a unsatisfactory standard on your properties please ring trading standards with any details of persons involved. If you have any other concerns please ring 101.

'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](mailto: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 from 7.10 to 7.21 p.m.

## 8. REPORT FROM CORNWALL COUNCILLOR

Cllr Keeling had previously circulated his report to Councillors and he briefly delivered it for the benefit of the Members of the Public.

'A quiet month with most of my colleagues catching up on summer holidays and myself busy bringing in the hay before the weather turned last week. I took the opportunity to attend a "Question time" event held at the Pool Innovation Centre on the matter of flooding; and though I had put forward a question about farming practices and run off from fields I did not get an opportunity to ask it at the event. Nevertheless, this is an important matter and I will be taking it up with the DEFRA Minister in due course. I will post a separate report for Sithney but parts of Breage are affected as well so will include them too.

'Other matters include my membership and a full briefing on the West Cornwall Local Action Group at the Old Cattle Market and also the Passmore Edwards Building in Hayle to decide on a local development strategy for submission to government. This revolves round EU funding of over £1.85 million for social and economic development in the West Cornwall Area; which is one of four areas within Cornwall. I was briefed on The Learning Disabilities Partnership last week and looking forward to the first meeting with the partnership next month; the majority of the members have learning difficulties themselves and I hope I can be a worthy representative for them in due course.

On domestic matters the Waste Management team is currently making contact with all residents in Cornwall who are registered to receive an assisted collection for refuse, recycling or garden waste. The standard service requires residents to present their refuse, recycling and garden waste at the boundary of their property for collection. However, they can provide an assisted collection service for residents who are physically unable to carry their refuse to the boundary of their property. As this service carries an additional cost, it is important that they only service the properties where there are no able bodied persons able to present the refuse at the boundary for collection.

Please find attached an urgent briefing note prepared by the Waste Management Team containing information about the project to review households which commences on Monday 18th August.

'Please contact the waste team directly on [refuseandrecycling@cornwall.gov.uk](mailto:refuseandrecycling@cornwall.gov.uk) or call 0311 1234 141 if you have any questions or concerns.

' Planning enforcement matters keep coming my way with a number in Breage Village, Coverack Bridges and Balwest and likewise with planning applications with the usual monthly Planning committee meeting at Camborne. There was a lot excitement and correspondence with some residents of Trecowe over the course of the month regarding street lights. SEC obviously doing their round of maintenance replaced lights that had not been in working order for some considerable time; much to the annoyance of some local residents in the hamlet. The adjoin parish of

Germoe as no street lighting at all and the four lights in this small backwater seem to stand out. If the parish council so wishes there are no legal implication surrounding the decommissioning or switching off of streetlights; however if there was a claim made following removal, budget savings would not stand as a valid reason for decommissioning in court. Notwithstanding this, it is perfectly acceptable for the Parish Council to remove any of their streetlights throughout the parish; but it would be advisable to complete a risk assessment for each light and keep a record of this just in case it is required in future. Though not a legal requirement the parish could partake in public consultation to confirm that all residents in the hamlet are happy with removing one or more of the four lights in use (though one remains off at the moment.'

He also spoke about the s106 grant regarding Penbro Way and Penbro Vean, Breage, saying that it was going through Legal. He advised that Penwerris Rise was still awaiting a decision on the appeal. He had spoken to Mr Pascoe about his worries. There was a successful outcome to Praa Sands storm damage and £80,000 was available to reinstate the coastal defences with rock armouring. The Environment Agency would be funding this following a topographical survey. Cllr Ackland spoke about the lights at Trescowe. He said that shields had been fitted as soon as complaints had been made. The lights cannot be changed back to the orange ones.

Cllr Keeling said that he had felt insulted that the Parish Council felt that he had not been supportive regarding Planning matters.

Cllr Caddick spoke about the coastal defences asking if breakwaters had been considered. Cllr Keeling advised that they had not. Seameads apparently wished to carry out its own rock armouring.

Cllr Board expressed concern that Praa Green would be left vulnerable with rock armouring at either side.

Cllr Greenough spoke re. the rock armouring saying that Seameads was up for sale.

Cllr Keeling then spoke about Ashton play area saying that if the Parish Council agreed in principle to take ownership he could task the Regeneration Scheme to replace the play equipment.

The Chairman thanked Cllr Keeling for attending and for his report.

## 9. PLANNING

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

#### PA14/07345 – Mr and Mrs B Finch – Salakee, Praa Sands, PENZANCE

Loft conversion to existing bungalow including raising the ridge height approx 2m and construction of balcony to south elevation

Cllr TB read out the following:

*'Councillors, you have had my considerations of the proposal.*

*The historical background to the frontage of Praa Sands which was a Green in 1694 – the commencement of building on farm land 1920 – Plots on the Green of which Sandy Cove, on which the now Salakee was built in 1997. The local inhabitants voicing violation of their rights 1922. The Agreement 1923 Helston RDC. Owner Mrs T M Kitto – no more building on the Green. Plots lost to the Green but Councils upheld it and protected it from further development of dwellings, etc.*

*The Commons Reg Act 1965 – Breage Parish Council Reg the Green 1983 V.G.621 but objection by owners to the car park at the putting green. Upheld V.G.621. Subsequently 2002 BPC to County Court part of reg, Green used for car parking. A successful outcome. The owner gave the Green to BPC. Successive Authority Planning has appreciated the scenic pastoral frontage and the value to the residents of Praa Sands and visitors to the informal use by the beach – a large tract of open land frontage in the AONB.*

*My 50 years residence here appreciated how it valued the preservation for posterity.*

*Salakee is a letting bungalow in a complex of other, some letting, properties situated on the highest plot Sandy Cove on which land Sidney Cove Mine 1880s. The proposal to extend skywards will adversely affect the landscape quality. The new roof height, an extension of 2 metres, is equal to a doorway. Other buildings in the area are lower than the present Salakee and the land is lower. Salakee roof appears above the parapet of the car park. Privacy to the dwelling is afforded by a boundary wall/fence. The visual aspect from the Green, enjoyed by one and all, is that the drop of land westward adjacent to the putting green hides the car park, the dwellings and the commercial frontage by the beach. To heighten to another storey would be a precedent in this western area that should be resisted to retain the AONB. The Cornwall & Isles of Scilly Coastal Advisory Group foretells erosion – the Risk Zone Praa Sands to 2025.*

*Erosion 2014 : reality – loss of frontage Head and sand dunes.*

*Erosion to 2055 – the frontage, homes, businesses and Salakee – foretell sea invasion.*

*Advising beyond 2025 – relocation of the tourist based amenities.*

*Salakee is vulnerable. Note the inroads erosion adjacent car park, not forgetting both are on the sand dune, which extends to the western end.*

*This is our Heritage – an immensely valuable national asset. The South side of Castle Drive. Protect.'*

Most Councillors agreed that the roof would be very high. This caused concern and these Councillors felt that they could not support the application. This caused concern. Similar properties have been challenged in the past. It was emphasised that this is an AONB. One Councillor felt that as there is a 'mish-mash' of houses there this alteration would not be significant. Cllr Board read out her reasons for non-support.

It was proposed by GH and seconded by AB that the application be supported and there were 2 votes for, 7 votes against and 1 abstention. **It was proposed by TB, seconded by TC and resolved by 7 votes to two with 1 abstention to object to the application stating that the Parish Council strongly feels that this application should be resisted for the reasons raised during the debate and listed in TB's delivery: It was felt that the scenic landscape quality of the Area**

of Outstanding Natural Beauty would be adversely affected by the skywards ascent of the proposed roof. The conversion would be totally out of character with the single storey buildings that are there. This would be overdevelopment. Salakee's roof already appears above the parapet of the car park and another storey would be a very dominant feature. Other buildings in the area are already lower than the present Salakee. To heighten to another storey would give the wrong signal and set a precedent and encourage bungalow owners in Praa Sands to want to turn their bungalows into 2 storey houses. This should be resisted to retain the AONB. Salakee is very vulnerable to erosion - see The Cornwall and Isles of Scilly Coastal Advisory Group's risk zone to 2025 - being on the sand dune that extends to the western end. The visual aspect from the Green enjoyed by so many is the drop of land westward, adjacent to the putting green, which hides the car park and commercial frontage by the beach. Cornwall Council should be asked to protect an immensely valuable asset, the south side of Castle, from the inappropriate elevations that will do nothing to improve this part of Praa Sands. Successive Authority Planning has appreciated the scenic, pastoral, large tract of open land frontage as having great value to the residents of and visitors to Praa Sands, and Cornwall Council is asked to continue to do this.

PA14/07465 – Mr and Mrs S Moody – Pump House, Higher Road, Breage, HELSTON

Proposed extension with a Juliet balcony and internal alterations

After a short discussion it was proposed by SC, seconded by TA and unanimously resolved to support the application.

PA14/07560 – Mrs Valerie Hocking – Dingley Dell, Pengersick lane, Praa Sands, PENZANCE TR20 9SL

External wall insulation to our dormer bungalow

After short discussion it was proposed by CR, seconded by TA and unanimously resolved that the application be supported.

PA14/07834 – Mr R B Williams – Glendale, Wheal Vor, Breage, HELSTON TR13 9NQ

Domestic implements/storage building

The Planning Officer had reported that this application is invalid so it was not discussed.

**b) TO CONSIDER PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON 29 AUGUST 2014**

PA14/07395 – Mr D Penrose – Trewavas Farm, Breage, HELSTON TR13 9QB

Erection of an agricultural building for livestock housing

It was agreed that the building is needed. It was proposed by GH, seconded by TA and unanimously resolved that the application be supported.

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

PA14/02949 – Mr R Beard – Connings Farm, Germoe, PENZANCE TR20 9RA

Proposed agricultural building

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

Renovation of cottage

PA14/06064 - Mr Lee Strike - Jannock, Penwerris Rise, Praa Sands, PENZANCE

Single storey extension to create additional living space

PA14/07064 – Mr Daniel Darby – 3 Fore Street, Ashton, HELSTON, Cornwall TR13 9RN

To replace approved 5m turntable with a 4.1m turntable (Amendment to PA12/07624)

PA14/05661 – Mr Neil Bolitho – Huthnace Farm, Pengwedna, Nancegollan, HELSTON

Proposed replacement dwelling

PA14/05859 – Mr Colin Herriett – Star House, Higher Road, Breage, HELSTON

Installation of Solar Panels on to the roof of a single storey outbuilding

PA14/5860 – Mr Colin Herriett – Star House, Higher Road, Breage, HELSTON

Listed Building Consent for the Installation of Solar Panels on to the roof of a single storey outbuilding

PA14/06448 – Mrs Lyn Salter – Bodillian, Trewelloe Road, Praa Sands, PENZANCE TR20 9SU

Addition of a balcony on South West elevation

**d) TO CONFIRM THE DECISIONS NOT TO AGREE TO DISAGREE**

(i) PA14/06415 – Mrs Marianne Parsons -14 Trewartha Road, Praa Sands, PENZANCE TR20 9ST

Demolition of existing roof and replacement with a new room in the roof construction and associated works

After the Parish Council objected to this application at the August meeting the following was received from the Planning Officer:

*'Thank you for the Parish Council's comments with regard to the above application which were as follows:*

*"Object. Councillors voted by 9 to 1 to object to the application for the following reasons:*

*Totally incompatible in size and scale with both the bungalow on one side and the 2 storey house on the other. Out of character with the rest of the buildings in the road and unacceptable in an AONB.*

*Would be a top heavy three storey house which would stick out like a sore thumb. It would be highly visible in all directions rising way above the skyline and the adjoining ridges and would be in conflict with the domestic style and design of the 1 and 2 storey dwellings in the road. This would set a precedence for future developments. There are other ways to use the space to enlarge without raising the roof."*

*I appreciate your comments which will be included in my report. However, following careful consideration of all the material planning considerations, in this instance I feel that it is appropriate to recommend approval of the application.*

*Under these circumstances, please can you confirm that on this occasion we may agree to disagree? If I do not hear from you within the next 5 working days I will assume that this is the case.*

*The reasons why I am recommending approval are:*

The National Planning Policy Framework (NPPF) stresses that where a proposal accords with an up-to-date development plan it should be approved without delay, as required by the presumption in favour of sustainable development. Where the development plan is absent, silent or the relevant policies are out of date, paragraph 14 of the NPPF requires the application to be determined in accordance with the presumption in favour of sustainable development unless there are significant and demonstrable adverse impacts.

The dwelling is located within a row of relatively modern dwellings outside of the Conservation Area where considerable variety is apparent between individual buildings, and where an example of a similarly orientated roof is apparent. The comments received from the Parish Council and from neighbours have been fully considered, and there is regarded to be no significant impact upon surrounding properties or the Area of Outstanding Natural Beauty. It is further worth noting that despite the increase in ridge height, the proposed roof slope now slopes away from neighbouring properties, and when viewed from the southwest and northeast the proposal actually results in a net gain of visible sky. The proposal is considered to be of a scale and form that remains unobtrusive and acceptable, and in this case I do not therefore feel that there are any significant and demonstrable adverse impacts that could justify a refusal of permission.'

This was passed by the Clerk to the 10 Councillors who had attended the meeting, 9 of whom replied. 5 Councillors wished not to agree to disagree and 4 wished to agree to disagree (one of whom had originally supported the application). The Clerk informed the Officer of this decision.

**To resolve to confirm that the above decision not to agree to disagree was made by 5 votes to 4**

**It was proposed by PG, seconded by AB and resolved with 2 abstentions to confirm that decision not to agree to disagree was made by 5 votes to 4.**

(ii) PA14/06661 – Mr & Mrs W Perrin -Tregear Cottage, Pellor Road, Breage, HELSTON TR13 9QL

Erection of a domestic extension

After the Parish Council objected to this application at the August meeting the following was received from the Planning Officer:

*Thank you for Breage Parish Councils comments with regard to the above application, which are as follows:*

**“Object on the grounds of:**

**Overdevelopment. Too large. There will be 5 double bedrooms.**

**Overpowering visually and would dominate neighbours' backyards in both directions**

**No additional parking facilities. No provision on site or nearby for additional cars. It is believed that additional cars would cause issues with driving in and out as Pellor Road is narrow here. There is no vehicular access to the rear of the house.**

***This enormous extension is at the rear of a row of fine Victorian houses that is still relatively unspoilt and unscathed by alterations and additions and is in a Conservation Area. The row has traditional hipped and pitched roofs and the sloping Dutch Gables look very out of character. It is felt that the rear of the terrace is just as important as the front”***

*I appreciate your comments which will be included in my report. However, following careful consideration of all the material planning considerations, in this instance I feel that it is appropriate to recommend approval of the application. Under these circumstances, please can you confirm within 5 working days of this email that on this occasion we may agree to disagree? If I do not hear from you within this time I will assume that we agree to disagree.*

*The reasons why I am recommending approval are:*

- *I have visited the site and I attach photographs to illustrate various points below. See attached word file.*
- *There are currently two bedrooms in the dwelling. The extension would allow the applicant to have two more bedrooms, with potentially one at ground floor, thus providing a more viable family home. The ground floor room would be for use of the applicants' relative who is less mobile.*
- *In 2008 planning approval was granted for a first floor extension to the property, with a Juliette balcony (planning reference W2/PA08/01088/F). This extension had a similar projection into the garden. I have attached this plan for reference. The principle of extending the first floor of this dwelling has already been established.*
- *It is proposed to build above an existing footprint to provide two rooms and a bathroom. The only increase in overall footprint would be the erection of a ground floor utility room on an existing patio area. Not forgetting that a side extension would be demolished as part of the proposal. If the existing and proposed elevations are overlain together, it is clear that the increase in new footprint is not significant. Taking into account the size of the garden which is surprisingly modest, I do not consider that the proposal would significantly over develop the plot.*
- *There are already a range of structures at the rear of Pellor Road, including a flat roof extension a few properties away. See photographs. A dual pitched extension would not appear incongruous in this area; it will be in keeping with the range of other structures in the terrace.*
- *The proposed first floor extension is subservient to the main property, being stepped down from the ridge line and stepped in from the side of the property. It would be finished in materials to compliment the Conservation Area, such as timber windows and matching external white render. The proposal is at the rear of the dwelling, and whilst I appreciate that one side of the extension may be visible from Pellor Road, it is not considered that the stepped back first floor extension would appear out of place in this location, or result in any significant detrimental harm upon the character of the Conservation Area and World Heritage Site.*
- *I note the Parish Council's concerns over the Dutch gable design. I see this as an intermediate option between a flat roof proposal and a singular (potentially larger) pitched roof extension. In my opinion, a dual pitch design will better compliment the Conservation Area than a basic flat roof extension. However, the agent has told me that if the Parish Council would prefer, the two pitched roof sections could be removed to leave a flat roof top to the extension.*

- *The first floor extension would not significantly harm the amenities of occupiers of any neighbouring properties, and their respective gardens. This is because of the position of the extension in relation to neighbouring (some projecting) structures, and the section of (reclaimed) side garden which would separate the extension from the neighbouring detached dwelling to the north. The nearest ground floor side windows present on neighbouring dwellings are either already overshadowed by existing structures, or host obscure glazed windows/doors, meaning that there would not be any significant detrimental overlooking or overshadowing as a result of the proposals.*
- *A new window is proposed on the ground floor of the proposed extension to be located in a bathroom. I would be looking to impose a planning condition so that this window is fully obscure glazed, as I noted on my site visit that it would face a small window of the neighbouring dwelling to the south. See photographs.*
- *I would also be looking to impose a planning condition restricting the further installation of side windows on the extension, in order to prevent detrimental overlooking of the neighbouring gardens.*
- *I appreciate that there is an existing parking situation along this road, but this proposal is to extend an existing family home, not create a new property that would warrant separate parking facilities. It would be difficult to justify refusal on these grounds.*

This was passed by the Clerk to the 10 Councillors who had attended the meeting, 9 of whom replied. 6 Councillors wished not to agree to disagree and 3 wished to agree to disagree (two of whom had originally voted in support of the application. The Clerk informed the Officer of this decision.

**To resolve to confirm that the above decision not to agree to disagree was made by 6 votes to 3**

**It was proposed by TB, seconded by SC and resolved with 2 abstentions to confirm that decision not to agree to disagree was made by 6 votes to 3.**

The Officer made further contact: *'In light of your Councils comments the agent has amended the plans to include gable ends on the extension. The Council cannot see any reasonable justification to refuse permission for either design, however I am happy to go along with this amended proposal if it is what you would prefer?'* The Clerk contacted the 6 councillors who had objected to the application advising them of the Officer's comments.

**It was proposed by PG, seconded by TC and resolved with 1 abstention to agree to the gable ends on the roof design but to continue to object to the lack of parking space.**

- e) To discuss reply received from Phil Mason re:

PA14/03879 – **Lucy Edge – The Old Piggery, Pengersick Lane, Praa Sands, PENZANCE, Cornwall TR20 9SY**

Proposed alterations and extension

PA14/03996 – **Lucy Edge – The Old Piggery, Pengersick Lane, Praa Sands, PENZANCE, Cornwall TR20 9SY**

Listed Building consent for proposed alterations and extension

Councillors agreed that Mr Mason's reply was accurate in all detail.

- f) **RESULT OF APPEAL**

PA13/00724 - **Haulfryn Praa Sands Holiday Village, Praa Sands**

Up-grading and re-layout of Haulfryn Praa Sands (full description in appeal decision)

Appeal Allowed. No Costs claimed

TB expressed concern about the s106 that had been left to the Legal Department to work out with the owners. It was wondered that if a deal were to be made it would be legally upheld.

- g) To discuss Cllr Bradford's written request for site visits and decisions to be recorded and confirmed to be sent to CC Planning /Enforcement

**It was proposed by TA, seconded by TB and unanimously resolved that Cllr Bradford's written request for site visits and decisions to be recorded and confirmed to be sent to CC Planning /Enforcement.**

- h) PA14/07102 – **Mr A Ballard – Former Sea Acres, Castle Drive, Praa Sands, PENZANCE, Cornwall TR20 9TG**

Non-material amendment for the provision of 2 metre high timber fence to eastern boundary of unit 2 in place of stone wall - **Full new application now required**

## 10. FINANCE

- a) **To resolve to agree dates for:**

(i)Accounts Team meeting to prepare for budget/precept, suggested Thursday 16 October at 7.00p.m.

(ii)Public Meeting to set the Precept, suggested Thursday 20 November at 7.00 p.m.

**It was proposed by TA, seconded by AB and unanimously resolved that the dates for (i) and (ii) be agreed.**

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

The Clerk gave the figure of £259 for item 100 and the amended totals are shown below.

no.	Name	cheque	Service/item	Net	VAT	Total
82	R Sanders inv. 5		SWCP 3rd cut Footpaths 78/1,39/2,82/1,40/1,41/1&2&3,13/1, 19/1,81/1,63/1,15/1 Stiles 42/1,13/1	£918.86		£918.86
	inv. 6		Footpaths 1/1,12/1&2&3&4,15/1 and Stiles 6/3,7/3&4,15/1	£259.24		£259.24
		103413		£173.44		£173.44
				<b>£1,351.54</b>		<b>£1,351.54</b>
83	Stephen Babbage	103414	Handyman's duties	<b>£308.00</b>		<b>£308.00</b>

97/14						
84	Cornwall Council	103415	Planning Conferences training 5 Cllrs		<b>£50.00</b>	<b>£50.00</b>
85	Mrs C L Macleod (Amazon)	103416	Voice Recorder		<b>£94.47</b>	<b>£94.47</b>
86	R W Beard		2 cuts Cemetery/B&G greens/Breage Field			
			Open Spaces Act 1906 ss 9 & 10		£427.00	£427.00
			Hedges		£85.00	£85.00
			Cut Praa Green		£75.00	£75.00
			Rabbit holes filled + topsoil x 2		£300.00	£300.00
			Remove yucca plants Praa Green		£312.00	£312.00
		103419			<b>£1,199.00</b>	<b>£1,199.00</b>
87	BT	dd	Telephone		<b>£18.63</b>	<b>£3.73</b>
88	BT	dd	Broadband		<b>£72.00</b>	<b>£14.40</b>
89	e-on	dd	Electricity Streetlights	June Hiwys Act 1980 s301	<b>£261.99</b>	<b>£52.40</b>
90	SW Water	dd	Water Cemetery		<b>£7.63</b>	<b>£7.63</b>
	Chris Bragg Building		s137 grant gates for closed	graveyard		
91	Solutions		Way		£200.00	£200.00
			Gates for Cemetery		£500.00	£500.00
		103420			<b>£700.00</b>	<b>£700.00</b>
92	R Sanders inv. 7		Footpaths 39/3,64/1,76/1,14/1,22/2,21/1,21/4,			
			21/1,21/2,46/1,22/2,22/2,52/1,61/2,51/1 &1		£593.12	£593.12
	inv. 8		Footpaths 65/2,60/1,61/1,31/1 &2,53/1,37/5,			
			36/1,16/5		£319.17	£319.17
		103421			<b>£912.29</b>	<b>£912.29</b>
93	BT	dd	Mobile		<b>£17.50</b>	<b>£3.50</b>
94	SW Water	dd	Water Parish Rooms		<b>£11.73</b>	<b>£11.73</b>
100	Stephen Babbage	103422	Handyman's duties		<b>£259.00</b>	<b>£259.00</b>
					<b>£5,263.78</b>	<b>£74.03</b>
						<b>£5,337.81</b>
95	Mrs C L Macleod	103417	Salary August			
96	PO Ltd (HMR&C)		PAYE		£227.40	£227.40
	PO Ltd (HMR&C)		Employer's NI		£105.80	£105.80
		103418			<b>£333.20</b>	<b>£333.20</b>
97	Mrs C L Macleod	103423	Travel 18.5 mls @53p		<b>£9.80</b>	<b>£9.80</b>
98	Mrs C L Macleod	103424	Petty cash reimbursement		<b>£90.94</b>	<b>£90.94</b>
99	P Treloar	103425	Caretaker salary August		<b>£32.00</b>	<b>£32.00</b>
					<b>£5,729.72</b>	<b>£74.03</b>
						<b>£5,803.75</b>

Cllr Caddick confirmed that he had checked the payments **and it was proposed by SC, seconded by AB and unanimously resolved that the payments as listed above be passed for payment.**

**c) To acknowledge receipts**

Cemetery fees: £398; s106: £12,456;

**d) Clerk to provide Bank balances**

As at 31 August 2014: Current account reconciled: £11,433.45; Tracker: £31,276.41; Petty cash: £59.06; Total including reimbursement of Petty cash: £42,859.86.

**11. FOOTPATHS**

- Additional cut was made SWCP Rinsey Head
- Praa Green Coastal Path area enclosed by bracken but a cut is due.
- 14 at the top of the Amenity Field, Ashton someone put a large stone at the bottom of the stile steps but this was felt to be dangerous and it has now been removed.
- 58 Cllr Darby explained that this is a piece that has been fenced off by the farmer but there is no budget to cut it. Hamish Gordon had felt that if he got it cleared the section could be added to the LMP list but Terri Winchester, Cormac reckons that it is already included in the LMP payment. It needs to be cut and it is about 500m in length. It was asked how much this would cost and PD thought about £30-£35. She was surprised that it is not the landowner's responsibility. She would ask Hamish to contact the farmer. **It was proposed by AB, seconded by TC and unanimously resolved that the cut be delayed for a month to await a reply from Hamish and the landowner has been received.**

**12. HIGHWAYS**

- It was asked if a reminder could be sent re. the large stone that has fallen from the Cornish hedge in Pellor Road, Breage, at the Pellor Fields end.

- b) TC asked if a reminder could be sent about the missing sign at Rinsey Lane. Ashton and the state of the resident's wall.
- c) TB reported that the gulleys had been cleared out along Pengersick Lane below the Post Office to the Green, all open, and that this would no doubt help with against any flooding.
- d) The road at the bus stop area at the bottom of Shute Hill, Breage is sinking and there is quite a dip. It was asked if this could be reported.

### 13. STREET LIGHTING

Complaints following repair work

Residents at Trescowe have complained. TA said that as Cllr Keeling had said the column could perhaps be taken down but this is very expensive but then it would never be reinstated. Everyone where the lights are would need to be in agreement over any changes. A risk assessment would have to be carried out. It was wondered if the lights could be switched off or have a timer affixed to switch off from 11 p.m. to 6 p.m. **It was proposed by TC and seconded by AB and unanimously resolved that enquiries be made regarding the costing of a timer.** One of the residents said that if this could be done he would be willing to pay towards the costs.

There is also a light, 061BA in Trew outside Hilltop Cottage, opposite the Green that has been renewed and has been on all the time.

### 14. CEMETERY AND CLOSED GRAVEYARDS

- a) The CEMETERY plaque has been purchased  
The plaque has now been fitted to the gate. It was reported how good the gates look.
- b) **To resolve to confirm approval for the memorial for the late Robin Adair**  
7 Councillors had given their approval to the Clerk. This being necessary as the stone was required to be placed at the same time of the interment of ashes, date unknown  
**It was proposed by TC, seconded by AB and unanimously resolved that the approval for the memorial for the late Robin Adair be confirmed.**
- c) The Clerk had received a request for a memorial for Gwendolen Jane Collick, Section 1, Row 19, Grave 355. The details had been sent through to Councillors. **It was proposed by AB, seconded by TA and unanimously resolved that the memorial for the late Gwendolen Jane Collick, Section 1, Row 19, Grave 355 be approved.**

### 15. CONTRACTS

- a) **To decide whether new tenders will be required for Grasscutting contract 2015-2018**

PG confirmed that in the Finance Regulations new tenders have to be sought for the Grasscutting contract.

- b) **To decide whether new tenders will be required for Footpath cutting contract 2015-2018**

PD explained that because an LMP payment is received and Cormac approve the Contractor a new tender would not be required for the Footpath cutting contract. **After discussion GH felt that new tenders should be required and he proposed this, this was seconded by AB and unanimously resolved.**

### 16. PRAA SANDS

- a) **To further consider progression with amendment to dog ban times following receipt of petition**  
AB felt that this matter has previously been dealt with and that there would not be a change in times progressed by the Parish Council but a petition had been received requesting such a change in the times. AB proposed that there be no change to the times of the dog ban on Praa Sands beach, this was seconded by TC. It was pointed out that nothing had been received from those not wishing for the times to be changed and this was a must if a change is to be considered. There would need to be a public consultation. There was long discussion regarding costs and the Clerk's time that would be taken to follow any change through. It was pointed out that there were 222 names on the petitions, 80 of these had local postcodes, 10 were outside the area and the remainder were on the internet list. GH said that he would be happy to pick up on this and work through it with the Clerk should the Council decide to do so. Although funding had been mentioned nothing new had been sourced. It was agreed that in order to progress with a change of times there must be a majority of people who want this. To arrange the consultation would be costly and would take a long time. AB's proposal was repeated and a vote was called for. **It was proposed by AB, seconded by TC and resolved by 7 votes to 3 that the dog ban times on Praa Sands beach remain the same.**
- b) **Cllr Keeling's reply re. Praa Sands toilets**  
Cllr Keeling had sent a trail of those he had contacted in connection with this but so far there had been no communication back from the firm.  
It was agreed that Cllr Keeling be asked to look into it one more time.

### 17. BUS SHELTERS/NOTICE BOARDS/BENCHES

- a) The bus shelter at Newtown has been painted by the Handyman



**18. ASHTON AMENITY FIELD****a) To discuss further information received from Ashton Community Association Trustees and CALC**

The Clerk had received nothing from CALC and they were now on holiday. She asked if she should contact SLCC and it was agreed that she should. She said that if she did not get a reply from SLCC she would contact Cornwall Council. The Chairman of the Trustees was to have attended the meeting this evening. Cllr Wyvern Batt had spoken to her but she did not appear to have any information. The Clerk had received an email from the Secretary to say that The Chairman would contact the Chairman of the Ashton Village Committee. Things seem to be rather muddled as it had been stated that any equipment in the field, if needing to be replaced would have to be funded by the Ashton Village Committee with grant funding. The Ashton Village Committee Chairman did not know anything about this. It was noted that the field is a lovely area and although Mike Eustace does wonderful voluntary work cutting the walked grass areas and cutting paths through the grass round the edges of the field and to the play equipment so that people can walk comfortably, there was concern expressed over the shabby condition of the field and equipment, the boulders holding the goal nets down, etc. and it was agreed that a meeting needed to be urgently held after the Clerk had had time to check the legal side of things.

**b) To resolve, if possible, to make a decision on the way forward**

This would need to wait until legal advice had been received and a meeting held.

**19. S106 COMMUNITY FACILITIES CONTRIBUTION AGREEMENT 15 JANUARY 2014****a) To consider the Request from Breage Village Hall to grant the s106 contribution (from the Phase 3, Land adjacent to St Breaca Close, Breage) to enable the walls and floor of the Hall to be repaired and renewed**

It was asked why the money had to go to the Village Hall and who had named the Village Hall as sole recipient. Concern was expressed that no other Breage Village Groups had been considered or had applied and after long and varied discussion it was proposed by TC, seconded by GH and unanimously resolved that the funding be advertised on the website and notice board so that other groups would have the opportunity to make requests. This would be held open until the next meeting.

**b) To resolve that Breage Village Hall receives the above payment**

This was therefore not considered – see a).

**20. NEIGHBOURHOOD DEVELOPMENT PLAN**

PG said that the Council does not have the knowledge to consider this. **PG proposed that Maxine Hardy be asked to meet with the Council so that what is involved and the costing could be understood. This was seconded by TB and unanimously resolved.**

**21. CRCC**

To consider offer for the CE, Peter Jefferson to attend a PC meeting or a non-public meeting with PC to give an overview on what CRCC can offer

**It was proposed by TC, seconded by SC and unanimously resolved that Peter Jefferson be asked to speak to the Parish Council at a non-public meeting.** It was wondered if 20. and 21. could be held on the same evening.

**22. CHRISTMAS MEAL****a) To resolve to agree the venue, date and time of the Christmas Meal 2014**

(The Sandbar is next on the list. Suggested date and time Thursday 11 December, 7.00 p.m.)

**It was proposed by GH, seconded by TB and resolved with one abstention that the Christmas Meal be held at the Sandbar on Thursday 11 December at 7.00 p.m.**

**23. CHACEWATER MEETING**

First meeting of likeminded Councils is scheduled to take place on the 12th September at 2pm in Chacewater Village Hall

Cllrs Rashleigh and Board volunteered to attend.

**24. REPORT FROM CLERK**

- a) NSPCC lunch 5 October 11.30 a.m. for midday at Trengwainton Garden, Col & Mrs Edward Bolitho no-one wished to attend.
- b) Mr Kerr – reply regarding Mr Mason's response. Confirmed he is agreement with Mr Mason's response.
- c) Mr Pollard letter regarding the Chacewater letter.
- d) Richard Dunn telephoned regarding the Parish Council's comments about the Polling Station Consultation and not being further approached regarding Carleen Village Hall. He explained that the reason the Cornwall Councillor is approached regarding suggestions the Parish and Town Councils have offered is because the Cornwall Councillor will ultimately be voting on any changes. PG asked what the point of the Parish Council doing anything as they do not have a vote.
- e) Mrs Beard reported that Breage Green was covered with dogs' toilet and she and her daughter were covered in it. Perhaps a notice could be put on the back of one of the metal signs.

- f) Mr Nye would like to carry out the knotweed treatment on Praa Green and Breage Playing Field as soon as possible at a cost of £90 each. After much discussion regarding the time of year for Praa Green **it was proposed by TC, seconded by TA and resolved with 2 votes against that Mr Nye carry out the knotweed treatment on Praa Green and Breage Playing Field now at a cost of £90 each.** PD suggested that Loveday Jenkins said to contact James McFarlane but he had already been contacted.
- g) BT – Offering fibre optic broadband. Telephone bill would rise from £22 per month to £25. Would get 100gb per month instead of present 50gb. Speed increase from 0.5 to 40. Free installation if a new router is needed will be £8. **It was proposed by TA, seconded by TC and unanimously resolved that the offer for fibre optic broadband from BT be accepted.**
- h) A storms dissertation is being carried out and the student has prepared an on-line questionnaire. TB volunteered to complete the questionnaire as she had knowledge of the erosion at Praa Sands due to the winter storms.
- i) There will be a public consultation on focused changes to the proposed submission document – Cornwall Local Plan. 4 September to 5 p.m. 16 October 2014.
- j) CALC had sent some guidance on implementing the new Openness regulations on the filming and recording of meetings. Documents which will support the Parish Council under the new requirements : Guidelines for broadcasting or using social media at council meetings – a draft policy which sets the framework for how the council will engage with the public to facilitate recording and photographing at meetings. We are not aware of any legislation which requires a person to inform you of their intention to film/record, but there is nothing to stop the Chairman asking anyone at the beginning of the meeting if they wish to.  
Amendment to Standing Orders – NALC Model Standing Order 3 (I) is no longer legal. In the short term it should be suspended and then the council should move to adopt a new standing order in respect of filming and broadcasting of meetings. The attached is a suggested wording for a new standing order 4.  
NALC Legal Topic Notes 1 & 5 – these have been revised to cover the new legislation and may be of interest to the council.  
These will need to be further discussed.
- k) There had been no reply from Barclays regarding the BACS payments.

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

### Breage Field

Inspection report:

Multiplay - wood ramp rotten; Climbing frame - cargo rope broken; Tree stakes - broken off in ground; Gate post loose; New net needed on football goal; Benches need painting next year. This has been copied to the Secretary.

### Carleen Village Hall

PD reported that there will be a Flea Market on Saturday and the Village Show the following Saturday – there is still time to enter. On Friday 19<sup>th</sup> there will be a soup and pudding lunch and on Saturday 20<sup>th</sup> a Quiz evening. On Friday 26<sup>th</sup> there will be a McMillan Coffee Morning from 10 a.m. to 12 noon and on Saturday 27<sup>th</sup> there is a Carne to Cove production at 8 p.m., entitled 'Lessons in Love'.

CR had found out that Pellor Fields was in the Conservation Area. Trees cannot be cut down within the Conservation Area. 1 Bakers Row had cleared the plot and cut all the trees down but one cannot trim or cut down trees without permission. CR proposed that a notice be put up making whole village aware at Village Hall, the Social Club and Parish Rooms. Others felt that this should be up to Cornwall Council. Further discussion ensued regarding other matters that may be affected by properties being in the Conservation Area. It was agreed that if only trees mentioned and something else was involved this could cause problems. PG thought that it should just be stated that Breage is a Conservation Area and it has consequences. It would have to be carefully worded. He added that it is well worth reading the conservation area document and asked if people could not simply be referred to that. GH felt that nothing should be displayed as the information is thin the Conservation Area document. It was felt that it was not the Parish Council's place to advise people on such matters. **After long debate it was proposed by TC, seconded by TB and unanimously resolved that a simple map showing the Conservation Area be displayed.**

TC expressed thanks to the Handyman for the very good job he had done tidying the Cremated Remains section of the Cemetery.

TB said that the plastic fencing on Praa Sands beach had withstood the summer in spite of having wetsuits and towels hung on it. It had been a quiet year and visitor numbers were down by some 40%. She wondered if Defra could advise about the rabbit holes on the Green. The Clerk explained that she had contacted them in the past and they had little to suggest. She spoke about a sponsored 24 hour run up and down the steps at the beach and her concern regarding the safety. It was a Bank Holiday weekend and people were directed to the right of the steps to ascend.

### Carleen Pantomime Group

Auditions are to be held on Sunday 21<sup>st</sup> September in Carleen Village Hall from 3 to 5 p.m. The pantomime is Dick Whittington.

PG advised that the recording policy will need to be adopted but CALC's guidelines would need some amendment.

**26. CORRESPONDENCE**

Rsn – Rural Opportunities Bulletin  
Coastline Chronicles  
Parish Online – Newsletter  
Rsn – newsletter 11 August 2014  
Rsn – Rural Vulnerability Service Transport  
SLCC – Minutes Meeting 25 June 2014  
SLCC – News Bulletin  
CALC - The Week 14  
Rsn – newsletter 18 August 2014  
Vital Venues – newsletter August 2014  
Rsn – Spotlight on Older People in Rural Areas  
SW Appeals – Lunch and Celebration

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

CALC - The Week 29 August 2014-10-03 University of Exeter – Community and Energy Saving – 19 September 9.30 a.m.  
for 10 a.m. start at Penryn Campus  
SLCC – news bulletin  
Rsn – Newsletter 1 September 2014

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

S106.; Ashton Amenity Field.

**28. TO CONFIRM THE DATE AND TIME OF NEXT MEETING: PARISH COUNCIL MEETING TUESDAY 7 OCTOBER 2014  
at 7.00 P.M.**

This was confirmed.

**There being no further business the meeting closed at 9 50 p.m.**

# BREAGE PARISH COUNCIL

## MINUTES OF PUBLIC PARTICIPATION DURING THE ORDINARY PARISH COUNCIL MEETING HELD ON 2 SEPTEMBER 2014 IN THE PARISH ROOMS BREAGE

At 7.10 p.m. the Chairman invited members of the public to put forward any concerns they had, or issues they wished to make known to the Parish Council, in regard to any items on the agenda.

Mr & Mrs Drage spoke about their concern regarding the repaired streetlight outside their home in Trescowe. There had not been a working light for some time and the new one is extremely bright, shining into their bedroom windows. SSE had been informed and shades had been fitted which helped the neighbour on the other side of the light but made matters worse for them. Cllr Ackland said that he would see what could be done.

Mr Pascoe spoke about the entrance to his field near Lower Scotts. The Chairman advised him that this is a Civil matter.

Mr Perrin spoke about his application for Tregear Cottage, Breage that was discussed at the previous Council meeting. He wished to correct some of the information included in the comments the Parish Council had made and supplied a list of reasons and explanation to make matters clearer for Council.

Mr Smith thanked the Parish Council for the time given to his recent application. He said that the Clerk has his email address should the Council wish to contact him at any time.

Mr Rayment spoke about several matters: Good news, Julia West to be made a Cornish Bard on Saturday.

He felt that the words 'not approved' regarding planning applications is wishy-washy but he believed that the Parish Council now uses the words to support or object to planning applications.

He spoke again about the gates on Bridleway 40. These have still not been repaired. He first reported this 6 months ago. The lower one is still very wobbly and the other post has been removed. Cllr Darby advised that this was ongoing and the matter had been passed to the Countryside Officer on more than one occasion.

He had raised objection re. Salakee, Praa Sands that he had emailed to the Parish Council:

*1. The Owner's Agent states in his lengthy Access Statement that the proposal will have no adverse visual impact from the beach and the car park. I disagree as the existing roof is visible clearly from the beach now and adding 6 feet to its height will emphasise this as well as adding a large south facing window and balcony. From the car park to the east of the building the roof will be clearly visible and I suggest the three velux windows on each side will be prominent visually, with the whole counter to the aims of the AONB.*

*2. The Agent goes into great detail on the National Planning Policy Framework which I thought was largely a means of countering the shortage of housing stock in the country. Adding one further bedroom to an existing property is hardly likely to have any effect on housing shortages in Cornwall, particularly as I suspect this property is used mainly for holiday letting and is unlikely to be available as affordable housing for the homeless.*

*3. The Application makes no mention of the foul drainage provision, neither the existing nor the proposed – why? Assuming a conservative figure of beds for two people for each bedroom the number of people catered for will rise by fifty percent from 4 to 6, while the number of bathrooms will double to 2. What is the present provision - a septic tank? Is it of adequate size to cope with this increase in demand? Will this extra discharge have any effect on erosion so close to the beach?*

He was concerned that this could have an effect on erosion of the soil.

The house at Penwerris Rise still advertised for sale.

There has been a parked vehicle on the putting green car park for 36 days.

He spoke about The Haulfryn application that has now been permitted to put static caravans on a camping field. He asked what has happened about the s106 agreement and asked that the Parish Council take an interest in that.

He spoke about Cornwall Council's financial problems and suggested a third cut in salary for the Chief Executive and a third cut in salary for Councillors.

The parking in Trewartha Road has still not been sorted because Cornwall Council cannot afford to put up signs and the matter does not appear to be important enough. He asked Councillor Keeling about double yellow lines and Cllr Keeling relied with a firm, 'No'.

Mr Rayment asked why does he pay his Council Tax?

Public Participation ended at 7.21 p.m.