

DRAFT MINUTES ORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS
BREAGE ON TUESDAY 3 FEBRUARY 2015 AT 7.00 P.M.

Present: Cllr Mrs R Wyvern Batt (Chairman)
 Cllr A J Best
 Cllr Mrs T Board
 Cllr H Bradford
 Cllr S Caddick
 Cllr Mrs P Darby
 Cllr Ms C Rashleigh

Mrs C Macleod (Clerk)
 11 Members of the Public

The Chairman welcomed everyone, thanked them for attending and advised that the meeting would be voice recorded.

1. FIRE EVACUATION PROCEDURE

The Clerk read out the Fire Evacuation procedure

2. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Davis who was attending the full dress rehearsal Helston pantomime; Cllr Ackland who had a doctor's appointment; Cllr Coleman whose mother had died, Cllrs Higginson who was on holiday; Cllr Greenough who was taking on an anniversary celebration break and PCSO Fuller who has been transferred to Falmouth.

3. POLICE REPORT

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

PCSO Fuller has been transferred to Falmouth but an interim report had been received from and this was read out by the Clerk. Subsequently, a full report was received from PCSO Fuller and this is printed below:

'My apologies if I have missed your parish council meeting for February 2015, I was only recently asked to carry on doing parish council reports for my Helston patches recently due to sickness within the Helston team. I am going to give you your parish council report in the form of an email so that it is easier for you to forward this on to the other parish councillors within your parish.

'There was 5 crimes reported in Breage parish during January 2015, details of these crimes are as follows;

'Use threatening/ abusive/ insulting words/ behaviour to cause harassment/ alarm/ distress- this was in Ashton, and the offender has been identified.

'Criminal damage- this was in Balwest Ashton, this crime has been investigated as far as reasonably possible but no suspect was identified.

'Burglary non dwelling- This was in Breage and is still under investigation at this time.

'Theft on Motor vehicle- A394 Ashton outside of a property. This is still under investigation.

'Common Assault- Breage- The suspect has been identified.

'If you have any questions or issues then please feel free to get in touch with me. I will either deal with it myself if possible or I will forward your question/issue onto the relevant person. You can still send your parish council reports to me for the time being and we will notify you when someone else is taking the job over.

Many thanks PCSO 30640 Ashley Fuller'

4. 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).

The Clerk declared disclosable pecuniary interest in items 32 and 33 as they were matters concerning her.

b) To take consideration of written requests for dispensations

c) There were none

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

5. TO CONFIRM THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING 13 JANUARY 2015

The Chairman led Members through each page of the minutes asking for accuracy corrections. **It was proposed by Tb, seconded by HB and unanimously resolved that the minutes of the Ordinary Parish Council Meeting on 2 December 2014, with 3 amendments, be signed as a true and correct record.** The amendments were: page 04/15, line 10, SC's comment to read 'Parking space for the application takes the side entrance but it was also noted that there was current parking difficulties there'; page 06/15 15c) remove 'the fence' and insert 'cars'; page 07/15 22, third line from bottom, - remove 'the Basketball car park and was.... on them' and insert 'the home on Praa Green side used for'

6. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements.

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 7.08 to 7.25 p.m.

8. REPORT FROM CORNWALL COUNCILLOR

Cllr Keeling responded to Mrs Toms regarding Praa Sands toilets, by saying he is still willing to work with the businesses and Parish Council and to see if Jon James could provide a service. He felt the solution lies locally but did not feel that CC would move on it. Cllr Keeling then gave his report:

'A number of meetings to kick start the new year including: full council, Standards Committee, Scrutiny Management Committee and political group leaders meeting to try and reach a consensus on how to take forward the "Case for Cornwall" as part of the drive for a shift of power from central government down to local authorities to benefit the people of Cornwall and our communities. At full council I asked a question of the Localism executive councillor about hosting a meeting of parish and town councils to exchange views and issues surrounding neighbourhood planning. It would be particularly useful if those councils that have completed or about to complete their plans answer questions from those that are considering or have started the process. More on this later and I will update clerks in due course. The Standards Committee last month was a useful forum for debate on different scenarios of code of conduct for town, parish and Cornwall councillors across Cornwall. Given the committee accepts reports of complaints; it was fitting that a focus report was tabled from the Local Government Ombudsman on learning lessons from complaints. Despite the rather odd title of "Not in my back yard: Local people and the planning process" it covers the legal background, how they remedy injustice, roles of local councillors and when things go wrong and common complaints. A useful document, I have asked for it to be forwarded to all town and parish councils in Cornwall.

'Locally, I am trying to find a way of remedying the big drop onto the beach at the bottom of the steps at Praa Sands together with the environmental manager and beach ranger. I note that the sand as come back at the base of the slipway at Porthleven. I have had phone calls from residents with concerns about coastal protection, particularly the eastern end of the beach. Even though we may have a managed retreat, if private landowners wish to fund their own sea defences then this is something they can do subject to planning permission.

Nevertheless, any such protective measure must take into consideration the impact on neighbouring properties.'

There was long discussion regarding and questions asked about a Neighbourhood Plan.

PD asked if CC could open the disabled toilet at Praa Sands full time.

9. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

PA14/12275 OUTLINE – Mr and Mrs D Reeves – Land to the rear of 10 The Links, Pengersick Lane, Praa Sands, PENZANCE

Proposed bungalow with integral garage

TB read – 'The Links had a chequered career, planning to consent, May 1991, Erection of 15 dwellings, garages, construction of pumping station and sewer. An estate of uniform build but different designs. The land, C19 part of Sydney Godolphin Mine. The 1991 Schedule 7: need to submit to be approved – a detailed report – site investigations to establish the presence of any bark filled ground, zones of weakness or other indications of mining activity, etc. No 10 in the design: open ground, west, where the proposed plot. The land is tiered – no 10 high, a drop to the plot, a further drop to the bottom – lowest part of the estate, in which situated the sewage works – not identified in this planning application..Photo : I have provided. Application i. Surface Water Flood Map Section 2c indicates a jagged line coloured with years: in return: close by, it is an old adit. My concern is as to whether, in the layout of the estate, the plot level drop then dug out bottom for the works, is: the stability of the plot land and the need of a mining search. The plot proposal for a dwelling does not include the means of sewage disposal. The works: for a specified number of dwellings. Is there permission to access? OR to have a private means of sewage disposal? Previously residents have made complaint/ concerns in regard to surface water to the lowest part. If septic tank: the necessary depth or cesspit in the platform. Is there any resident objection to the proposal? The design to be compatible with the estate.

HB -Concern was expressed over the amount of excavation, grading and levelling that would be required. The vehicular access, off an existing 'hammer-head reversing and turning bay does not appear satisfactory. It is very close to the existing sewerage treatment plant.

The proposed plans/footprint and design appears similar to others existing in The Links but no elevations are yet available to clarify this. The much shallow roof pitch and lower ridge height shown indicates that this proposal is for a single storey dwelling and not a chalet bungalow, (as the rest of the Links), with 2 storeys and rooms in the roof space. However, given the recent decision made concerning an application for a site opposite this one, that appeared to disregard neighbours' and Parish Council's concerns, this application will probably be treated in the same way. I urge that all matters be reserved and on this basis only, I support the application.

It was proposed by HB, seconded by AB and unanimously resolved that the outline application be supported on the basis that ALL matters be reserved to control height, scale, design, materials, landscaping, drainage, sewage disposal, access, etc. so that there is a chance of proper, sound and aesthetic control in the detail.

PA15/00126 – Mrs Helen Wilkinson – 1 Pengersick Parc, Praa Sands, Cornwall TR20 9SS

Works to Ash and Sycamore trees. Removal of one Sycamore tree

TB -Tree officer, Mr Kellow – 'I have no objections to the proposed works, as specified in the application and supported photo. In this case the removal of the Sycamore tree, which is suppressed and in the centre of the tree group, can be regarded as thinning. I would waive the requirement to replant in this case. The scope of the crown reduction as indicated in the photo should be limited to this extent and should not exceed the indicated areas of canopy to be reduced. A planning condition should be applied to limit the scope of the works accordingly. A standard condition must be applied to require the works to be carried out in accordance with BS3998:2010 Tree Work - Recommendations.

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

PA14/12229 – Mr & Mrs Veal – Land Rear of 1 Bakers Row, Breage, Cornwall TR13 9PH

Proposed new dwelling at land south of 1 Bakers Row

HB This was felt to be a well considered, well designed and presented revised scheme in a positive response to the Parish Council's earlier comments. The applicants' response was applauded as the application was far more traditional in character, appearance, design and use of materials and in keeping with the area and houses opposite and around. There is room for a garage/car port to the east of the house. However, provision for parking and turning for 2 cars was considered tight and safe access on to the road not easy. I am very pleased to support the application. CR expressed concern about the access to the road. **It was proposed by AB, seconded by HB and resolved with one vote against that the application be supported.**

PA14/12137 – Mr and Mrs K Iles – Tregarron, Pengersick Lane, Praa Sands, Cornwall

Erection of a Dwelling and Garage adjacent to Tregarron

TB read, 'The curtilage of Tregarron is on mined land: C19 Leeds St Aubyn Mine. Indeed, subsidence of Tregarron necessitated demolition and new build in 1998. North side of Tregarron – Cherry Tree Cottage – a mini shaft opened up in the front garden and the land made safe.

Investigation of the curtilage – the back garden: mining evidence – the boundary side: south. South side Tregarron: a lane, then a derelict bungalow: another mine shaft. Thus: necessitating a mini survey before any build considered. PA09/00070/F Mr Iles, 5 May 2009: PP erection of a domestic garage and store. It is HUGE: the length appears to be over 40ft. Viewed from Cherry Tree Cottage, north side, it is low

enough that only the roof is seen. 2004 Cherry Tree Cottage: Permission for a double garage – conversion of loft to form additional bedrooms. The schedule of conditions include for PA04/01326/F 2. The window in the southern elevation of the development hereby permitted shall be permanently obscure glazed. The owners' letter of objection is included in this PA which states: principle of Development: Whilst a proposed property is likely to face Tregarron and its neighbours' suitable boundary enclosure together with a prop. Dwelling House of sensible scale and style would ensure factors such as overlooking could be significantly reduced or avoided. The large garage/store is to be demolished but only 25% of the footprint incorporated into the dwelling house, which is further east. The land rises west to east – the roof ridge about 2m higher than Tregarron. The basement is the ground floor: it open to view, not below the dwelling. Thus the rooms on the first floor: below the roof. A HOUSE. It appears there will be a flight of outside steps to the front door. A public Health and Safety hazard. Situated higher up the garden, the side close to each side, there is little scope to hide it from the Cherry Tree Cottage: fences 6ft high, no room for trees. The overlooking of the neighbours is of concern, respecting their obscure glazed window in a bedroom, that their lounge windows: no privacy, south side. A bungalow set at the level of Tregarron would be more neighbourly in respect of Tregarron – Cherry Tree Cottage. HB – expressed concern that it is a two storey dwelling but says that 'easy level access is required'. He felt it would be higher than the enormous shed it would replace. He felt it to be a back garden development, reducing the usable amenity area. He was also concerned about the increased vehicular activity. He could not support the application. After further discussion it was proposed by HB, seconded by TB and resolved by 4 votes to 3 that the application be objected to for the following reasons: The curtilage of Tregarron is on mined land and there have been mine shaft troubles in the area in the past. The basement is the ground floor - it is open to view and is not below the dwelling, then the rooms are on the first floor below the roof. It therefore appears to be a two storey dwelling but it is said that 'easy level access is required'. It would be higher even than the enormous shed it would replace. The flight of steps to the front door was thought to be a safety hazard. It would greatly reduce the usable amenity space at the front and rear of the existing dwelling. Neighbourliness has been raised by neighbours who have objected to being overlooked. There would be a shared access and increased vehicular activity onto an already difficult Highway so close to the junction with the A394.

PA15/00347 – National Trust – Godolphin House, Godolphin Cross, HELSTON, Cornwall

Display of two Welcome and Orientation timber mounted flat panel signs

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

PA14/12045 – Mr and Mrs P Harris – Grove Cottage, Trescowe, Germoe, Cornwall

Retention and completion of single storey extension and conservatory

HB It was felt that these are ongoing modifications to principles already established and approved. An improvement in appearance, usefulness, site practicality and utilisation. It was proposed by HB, seconded by AB and unanimously resolved that the application be approved.

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON 30 JANUARY 2015

PA15/00672 – Mr and Mrs P Hamill - The Old Vicarage, Godolphin Cross, HELSTON, Cornwall TR13 9RQ

T1 (ID tag no:935) Holm oak: Reduce upper canopy and southern scaffold over garden by 6m as shown in Fig 1. Works necessary due to removal of adjacent tree and resulting increased exposure to wind.

T2 (ID tag no:936) Sycamore: Dismantle due to advanced stem decay at base. Within range of adjacent property.

T3 (ID tag no:7544) Common beech: Reduce overhanging limb to points shown in Fig 2. To reduce end-weighting and likelihood of failure.

T4 (971). Turkey oak: Reduce lateral limbs by 2m, retaining upper canopy intact. To stabilise tree and reduce likelihood of stem failure due to fungal attack (*Grifola frondosa*) at root collar (stem base)

T5 (980) Turkey oak: Reduce lowest limb over driveway to points as indicated in Fig 3

It was proposed by AB, seconded by PD and unanimously resolved that the application be supported.

PA15/00746 – Mr C Glentworth – Boskenna, Pengersick Lane, Praa Sands, Cornwall TR20 9SL

Alterations and extension to dwelling

HB He fully supported the application. This was felt to be a well-considered, designed and presented application and drawings to redevelop an old chalet bungalow. An asset to the housing stock of Praa Sands. It was proposed by HB, seconded by TB and unanimously resolved that the application be supported.

c) TO CONFIRM PARISH COUNCIL'S DECISIONS TO NOT AGREE TO DISAGREE

PA14/11174 – 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 (amended design)

At the December meeting Council voted with 1 vote against to object to the application. The following was received from the Planning Officer: *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 proposed additional increase in the ridge height of 160mm is considered negligible and not to be of such visual detriment as to warrant refusal of the application. The proposed alterations to fenestration beyond that of the previously approved application are regarded as negligible and raise no issues of concern in terms of visual impact. 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. With reference to the residential amenities of the occupiers of the neighbouring properties, due to the small additional increase in ridge height and the previously approved fenestration, the proposal is not considered to raise any significant issues of beyond that of the previously approved application PA14/06415 by way of overlooking, overbearing, or loss of light. A large 'second floor' northeast elevation window was approved under the previous application, and due to the height of the additional section of glazing currently proposed, this is not considered to result in a significant or detrimental increase in overlooking beyond that previously approved. With reference to overbearing and loss of light, the small additional increase in ridge height currently proposed is considered likely to have negligible impact beyond that of the previously approved application PA14/06415. 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. The proposal is considered to remain of a scale and form that is 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.

The Clerk contacted the 11 Councillors who had voted. 10 replied and by 7 votes to 3 wished NOT to agree to disagree. This message was sent to the Officer. Councillors' comments were also submitted.

It was still felt that the property would be out of character with the existing streetscape and the character of other buildings.

It is against the wishes of neighbours and the Community. It is overpowering visually and 'top-heavy' in proportion height and scale, given the size of the footprint of No 14.

Without exception, Trewartha Road only has either two storey detached houses at the lower end, or Chalet Bungalows, albeit well-extended and developed, at the higher end, no three storey houses. The proposal to make a three storey house, as can be seen from the Street Elevation included with this application, would totally change the entire roof and streetscape and sky line.

Most pitched roofs in this area have the roof ridge running parallel with the road, with the sides of the roof sloping away from the road up to that ridge, so reducing the visual impact of that roof on the skyline and on properties opposite and around. This is a sound and well established planning/design principle. A three storey, gable end facing the road goes against this very principle. It would be overpowering, out of scale, very intrusive visually, (and was never intended when planning permission was initially given).

The enormous window proposed in the south and sea-facing top 'attic' room may be 'nice to have' given the sea views, and in another context may be more acceptable, but not here.

It would be wrong for the building itself and the streetscape, wrong for the neighbours and the Community and a wrong precedent that would only encourage others for 'more of the same'.

- 1. A resolution to confirm that Breage Parish Council voted by 7 votes to 3 not to agree to disagree regarding the Planning Officer's decision regarding**

PA14/11174 – 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 (amended design).

It was proposed by TB, seconded by AB and unanimously resolved to confirm that Breage Parish Council voted by 7 votes to 3 not to agree to disagree regarding the Planning Officer's decision regarding this application.

PA14/11102 – Mr & Mrs Robbins – Thule, Helston Road, Germoe, PENZANCE

Two new dwellings – application for approval of reserved matters (appearance, landscaping, layout and scale) following outline approval At the January meeting Breage Parish Council voted unanimously to object to the appearance, landscaping, layout and scale given in the application. The following was received from the Planning Officer:

Reserved matters are not felt to have been dealt with and the Parish Council would like to see a revised application, with smaller houses of a smaller scale and height with stonework included in the construction, more adequate parking provided and more detailed drainage and ground works proposals.

The matter of drainage is controlled by condition on the outline planning consent granted at appeal (PA12/11010). This application concerns reserved matters for appearance, landscaping, layout and scale only. Drainage is not a matter for consideration as part of this reserved matters application and will be considered at a later date under a discharge of conditions submission.

The proposed dwellings are of a similar footprint to the nearest dwellings and a similar siting within their plots to that of 12 The Links to the immediate West. The overall height of Unit 1 would be 0.87 metres higher than 12 The Links whilst Unit 2 would be set lower than the property to the East (13 The Links) by 2.06 metres. Given the relative land levels of the site and its immediate surrounds the proposal is considered to be of an acceptable scale in relation to the locality.

With respect to the use of stonework properties in the locality comprise both stonework and painted render. The proposed units would not therefore be at odds with the wider locality and a refusal of planning consent on the external finish would be extremely difficult to defend at appeal.

The proposed properties would be served by a large garage and driveway that would provide parking for a minimum of two vehicles. In a location such as this the provision of parking for two vehicles would be considered appropriate for a family home. There are no minimum parking standards in the National Planning Policy Framework and as such a reason for refusal on the grounds of inadequate parking provision would be unreasonable and not defensible at appeal.

For the above reasons the application is to be recommended for approval subject to conditions. Under the protocol with Local Councils I would therefore ask that should the Parish Council disagree with the recommendation to approve the application and wish to call the matter to Planning Committee confirmation is given in writing together with the planning reasons by close of office Wednesday 21 January 2015.

Ultimately the application will only be put before Planning Committee should the Divisional Member (Cllr Keeling MBE) and the Assistant Head of Service (Planning) agree. It would be anticipated that should the Parish Council request this a representative would attend the meeting to explain the position taken.

The Clerk contacted the 11 Councillors who had voted. All replied and by 8 votes to 3 wished NOT to agree to disagree. This message was sent to the Officer. Councillors' comments were also submitted.

Breage Parish Council does not consider that proposals relating to the Reserved Matters concerning Appearance Landscaping Layout and Scale are satisfactory:

Appearance

*The 2 storey houses with a pitched roof above, and the choice of materials and finishes proposed, are **NOT** appropriate or in-keeping with this site.*

*The well established and maintained development of approximately 15 dwellings in The Links, without exception, comprises **CHALET BUNGALOWS**: single storey in appearance but with further accommodation in the roof space. They all are clad with the same matching stonework in every case, both on the front elevation facing the road and on flank walls where these are more visible in turning/reversing area and use the same roof tiling and detailing.*

All are substantial properties, well maintained and with an architectural character style and 'vernacular' of their own, both individually and collectively, forming a handsome Close of well-designed dwellings with its cohesive Community of residents. The proposals are alien to this.

The proposed architectural design is bland, ordinary and disappointing, lacking any of the character of the Close, and with featureless, windowless walls and garages, facing west and evening/afternoon sun, does not make the best use of the site.

Landscaping

*It is recognised that Outline Permission has been given for 2 dwellings but nevertheless what is proposed is enormous and not what was envisaged when Outline Permission was given, and is surely **overdevelopment** of this site.*

The adjacent site, No 12, is approximately the same width as this site and has one dwelling on it – a Chalet bungalow.

*With so much of the plot lost and covered by the development, by the footprint, by hard standing and entrance driveways, there will be **very little** amenity space either to the rear or to the front.*

*Extensive landscaping both hard and soft, screening, planting, fencing and wall/boundary reinforcement all will be essential to give any degree of privacy or feeling of being 'detached' to these dwellings, and **to maintain any privacy for neighbours. There does not appear to be anything proposed to cover this.***

Layout

*The Layout internally is sound in principle, as it would be for any new house anywhere, but **NOT** on this site. The size of the dwellings affects the layout of the site, filling the width of it with only a bare 1.0m gap between each dwelling and each boundary, giving the appearance of almost a terrace or a pair of semi-detached houses, and **NOT** compatible with the planning principles well established in the earlier development.*

Scale

*The units are **TOO** large.*

The Scale of each dwelling and then jointly as two on this site is out of character with the existing development and not right for this site.

*The units are **TOO** tall as 2 storey units with additional pitched roofs.*

*The units are **TOO** close together.*

Should Cllr Keeling and the Assistant Head of Service (Planning) agree that the application be put before the Planning Committee a representative of the Parish Council would attend the meeting to explain the position taken.

Following this the Clerk was informed that the Officer had been in contact with the agent and I have been in contact with the agent and he agent has now supplied an amended plan detailing stone to the road fronting elevation at ground floor level.

There was, however, no mention of Landscaping, Layout or Scale. The Officer had spoken with Cllr Keeling who had advised that he would agree to a delegated decision for approval in this instance given the recent history and outline consent granted by the Planning Inspectorate.

- 1. A resolution to confirm that Breage Parish council voted by 8 votes to 3 not to agree to disagree regarding the Planning Officer's decision regarding:**

PA14/11102 – Mr & Mrs Robbins – Thule, Helston Road, Germoe, PENZANCE

Two new dwellings – application for approval of reserved matters (appearance, landscaping, layout and scale) following outline approval

It was proposed by TB, seconded by CR and unanimously resolved that Breage Parish Council voted by 8 votes to 3 not to agree to disagree regarding the Planning Officer's decision regarding the above application.

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

PA14/11102 – Mr & Mrs Robbens – Thule, Helston Road, Germoe, PENZANCE

Two new dwellings – application for approval of reserved matters (appearance, landscaping, layout and scale) following outline approval

PA14/11174 – 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 (amended design)

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

There were none.

10. **FINANCE**

a) **To resolve to approve February payments**

no.	Name	cheque	Service/item	Net	VAT	Total
166	Domestic & General	dd	Heater insurance Parish Rooms	£51.80		£51.80
167	Domestic & General	dd	Heater insurance Parish Rooms	£51.80		£51.80
168	e-on	dd	Electricity StreetlightsSept HiwysAct 1980			
			s301 December	£261.99	£52.40	£314.39
169	BT	dd	Mobile	£18.88	£3.50	£22.38
170	EDF Energy Martin Luck Group	dd	Electricity Parish Rooms final	£36.22	£1.81	£38.03
171	Ltd	103473	Stationery/inks	£77.21	£15.44	£92.65
172	cancelled					
				£497.90	£73.15	£571.05
173	Mrs C L Macleod	103471	Salary January			
174	PO Ltd (HMR&C)		PAYE	£285.40		£285.40
	PO Ltd (HMR&C)		Employer's NI	£145.80		£145.80
		103472		£431.20		£431.20
175	Mrs C L Macleod	103474	Travel 18.5 mls @53p	£9.80		£9.80
			parking	£1.00		£1.00
				£10.80		£10.80
176	Mrs C L Macleod	103475	Petty cash reimbursement	£68.02	£0.33	£68.35
177	P Treloar	103476	Caretaker salary January	£32.00		£32.00
				£1,039.92	£73.48	£1,113.40

The Clerk explained that 172 had been removed as this had been on last month's list.

Cllr Best confirmed that he had checked the payments. It was proposed by AB, seconded by TB and unanimously resolved that the payments as listed be approved for payment.

b) **To acknowledge receipts**

Admin: £5; Cemetery Fees: £132; LMP £270.47; SWCP £359.56

These were acknowledged.

c) **Clerk to provide Bank balances**

Current account reconciled £5,640.15; Tracker: £37,771.06; Petty cash: £81.65; Total including Petty cash reimbursement: £43,561.21.

The Clerk added that she had not yet managed to have the 9 month financial statement checked.

11. **FOOTPATHS**

a) **To resolve to accept LMP grant of £3,273**

It was noted that the amount remained the same as the previous 2 years. It was proposed by AB, seconded by PD and unanimously resolved that the 2015/2016 LMP grant of £3,273 be accepted.

b) PD reported that the stile on footpath 62 was an ongoing matter that had been passed to Enforcement because the land owner had done nothing about replacement stiles.

12. **HIGHWAYS**

a) Follow up on Quarry Lane, Poldown

SC apologised that he had not yet managed to do anything but he is on the case.

b) Lane Closure A394 Helston to Penzance - Road above Newham Farm has collapsed. Closure for several months

13. **STREET LIGHTING**

a) The matter of the possibility of retaining a lantern on the Snooker Hall at Ashton was raised as parishioners had requested that the lantern be kept rather than the proposed new light. HB had found a similar lantern and wondered if it would be good enough for CC to use as a replacement. It was much cheaper than the £1,900.00 + VAT quoted by SSE. It was proposed by SC, seconded by AB and unanimously resolved that HB contact SSE to see if the above suggestion is viable.

b) CR reported that the light at the bottom of Shute Hill is still on. This is not a Parish Council light. The Clerk will report it again to CC..

14. **CEMETERY AND CLOSED GRAVEYARDS**

a) Update on requested removal of the border wall hedge at the rear of the middle bungalow at Coaches Corner, backing onto the Cemetery wooden fence

AB had spoken with the person who had erected the fence who had said that he only removed 20% of the hedge, the rest having already been removed. The poor health of the owner was referred to and reference was made to the Parish Council possibly being reported to the local papers. The person said he would speak with the owner and she might have the fence moved back and posts fitted. The replacement

of the hedge did not appear to be considered. **It was proposed by AB, seconded by HB and unanimously resolved that the Clerk obtain pictures of the fence that has been attached to the Parish Council's screening fence and contact the Parish Council's solicitor for advice on how matters should proceed.**

- b) **To resolve to update regulations for purchasers of exclusive right of burial regarding the upkeep of graves**
It was proposed by AB, seconded by RWB and unanimously resolved that the following be added to the certificate of exclusive right of burial: **If planting on graves is not confined and maintained within the grave borders the overhang will be trimmed by the Contractor.**
- c) **To resolve to approve memorial stone request for the late Royston Carne, Section 1, Row 18, Grave 347**
It was proposed by AB, seconded by PD and unanimously resolved that the memorial stone request for the late Royston Carne, Section 1, Row 18, Grave 347 be approved.
- d) **To resolve to approve memorial stone request for the late Alma Lilian and Joseph Henry Hoare, Section 1, Row 19, Grave 352**
It was proposed by AB, seconded by CR and unanimously resolved that the memorial stone request for the late Alma Lilian and Joseph Henry Hoare, Section 1, Row 19, Grave 352 be approved.
- e) Interment 5 February 2015 – Wallace Champion

15. BUS SHELTER

To resolve to request a grant for a bus shelter at the bottom of Shute Hill, Breage

This item was deferred to the next meeting because of a suggestion that the shelter should be on the opposite side of the road. It was agreed that Councillors view the other side of the road, before the next meeting, to see if there is room.

16. PRAA SANDS

a) **To resolve to send a letter to the Resident at Greenways who has laid a number of stones opposite on the Praa Green side and is using the area for parking**

It was noted that only 7 cars are permitted to park on the Green and this is an additional parking space that has been fashioned. After long discussion it was proposed by AB, seconded by HB and unanimously resolved that the area be banked and blocked so that it cannot be used for parking. It was proposed by AB, seconded by HB and unanimously resolved that the Handyman be contacted to see what he thought would be the best way of carrying out the above.

b) **To resolve that the Yucca on Praa Green be cut down**

It was proposed by TB, seconded by AB and unanimously resolved that the Contractor remove the Yucca on Praa Green.

17. GRASS CUTTING TENDERS

To appoint a Councillor, in place of Cllr Higginson, to show areas for cutting to applicants

PD volunteered to do this. It was proposed by AB, seconded by CR and unanimously resolved that Cllr Darby be appointed to show areas for cutting to applicants should this be necessary.

18. REPLACEMENT OF MEMORIAL PLAQUE NANCEGOLLAN

To discuss the possible replacement of memorial plaque to people who served in WW1

No-one appeared to know what the original plaque had written on it. It was suggested that it might be a good idea to replace the seat. Cllr Rashleigh offered to speak to Martin Matthew's to see if he had any recollection or information he could share. **It was proposed by AB, seconded by RWB and unanimously resolved that Councillors investigate to obtain information. If no information can be obtained slate plaque should be made with the Council's own wording on it.**

19. ASHTON DEFIBRILLATOR

To resolve that the Parish Council purchases the Defibrillator for Ashton Village

It was proposed by TB, seconded by AB and unanimously resolved that Breage Parish Council purchase the Defibrillator and case for Ashton Village. TC will give a donation to cover cost. He has suggested that the remainder of the money he has collected be held to pay for recharging if the defibrillator is used.

20. GRANTS POLICY AND PROCEDURE

To resolve to update the grants Policy and Procedure

It was proposed by RWB, seconded by PD and unanimously resolved that this item be deferred to the next meeting as Cllr Greenough was not present.

21. REPORT FROM CLERK

- a) The Clerk reported that she had survived the electricity cut on Thursday. She did spend time at home doing some filing sorting as the high-pitch buzz of the fire alarm was driving her scatty!
- b) CRCC – After a request to join their campaign to lobby DEFRA regarding investment in the ACRE network – Defra has confirmed that it will maintain its £2.3m investment.
- c) POLICE and Crime Plan 2015-2016. Consultation. The Police and Crime Commissioner has started to consult the public and partners on a refresh of the Police and Crime Plan for 2015/16. The deadline for comments has been set by the Police Commissioning for 16th February 2015,
- d) Community Network Panel meeting – 4 February, tomorrow at the Methodist Hall, Helston, 6 p.m.
- e) CPRE – Housing in Cornwall Part IV now available.
- f) CC survey on disabled parking. Consultation comments were due by 30 January. Wanting to charge for disabled parking but to give a free hour!
- g) Both Came & Co and Zurich are wanting to quote for insurance – The Clerk will put this on the next agenda. New policy will start on 13 April.
- h) The repair people came quickly to the Queen's Arms and removed the sign that had come loose.
- i) Toilet appraisal. The Clerk did not take this further because Jon James had tried to contact the people offering the free appraisal and had received no reply.
- j) Barclays have made small changes to their customer agreement.
- k) CC – Draft Renewable Energy Supplementary Planning Consultation – wants your views. CD provided. Closing date 27 March.
- l) PG had asked that a resolution be made that CC sends us any details of preapps received and a copy of their outcomes. **It was proposed by HB, seconded by TB and unanimously resolved that CC be requested to send Breage Parish Council any details of preapps received regarding Breage Parish and a copy of their outcomes.**

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

Carleen Village Hall

PD - Flea Market on Saturday. There is a woman who comes to the car park- Reiki Healing. There will be a soup and pudding lunch on 20th and a Quiz on 21st. There are plays to be held in April and May – more details to come. The Pantomime has been cancelled.

CR - The drain at the end of Trewithick Road, Breage, next to the last bungalow if filled with thick mud to the drain top. A new lock is to be put on the Breage Field gate as the old one has worn. It is hoped that the play equipment replacements/repairs will be ready for the half-term holiday. The hedges have not been touched in the Old Coach Road, Breage. The Clerk reported that the hedges had been checked and were felt to be all right as they had died back. CR complained that the brambles are still there and they need attention. The knotweed had been treated in Breage Playing Field

but this was felt to be a waste of time if the knotweed on the A394 was not being treated. **It was proposed by CR, seconded by TB and resolved by 4 votes to 3 that the Clerk write regarding the knotweed on the A394 roadside beside the playing field at Breage.**

HB – The Village Community Shop at Ashton is now open in the mornings from 8 to 12, hoping for local support. One of the houses in Prospect Row, Ashton has large stones piled outside to stop cars getting near to the house but cars are knocking into them and the vehicles are being scratched and damaged. It is a very narrow road. HB will pursue privately and see if they will remove the stones.

AB – Disappointing that the pub is to close in Godolphin. He urged Parishioners to raise the matter of there being a reason why the pub should close or there should not be a pub there.

TB – Praa Green. The Bylaws sign near the donated bench has had the lettering peeled off and it therefore needs replacing. **It was proposed by TB, seconded by AB and unanimously resolved that the Bylaws sign at Praa Green be replaced with a sign that cannot have the lettering removed.**

Litter at the bus shelter opposite the Post Office, Praa Sands is being pushed into the wall behind the shelter that has drainage holes in it. There is a bin opposite. **It was proposed by TB, seconded by PD and unanimously resolved that the possibility of moving the litter bin from the Post Office side to the bus shelter side at Pengersick Lane be investigated.**

SC – Helston and South Kerrier Community Network. He had attended the meeting. There is normally something of significance. Finances were discussed for 2 hours particularly the council Tax. SC asked if he was just attending as a representative of the Parish Council or if he was able to vote. **It was proposed by AB, seconded by HB and unanimously resolved that Cllr Caddick attend the as a representative of the Parish Council.**

RWB – There had been a complaint about the slurry water running down from the bunding at Crevets Farm once more. It was requested that the Environment Officer be informed of this.

23. CORRESPONDENCE

The Clerk is no longer printing out the correspondence. Please request if you require a copy of anything listed

Rsn – Rural Vulnerability Service – Broadband January 2015

MEP – Blog

MEP - EU Air Quality package

Rsn – The Lottery and Local Authorities

Rsn – Weekly news 19 January 2015

Community Energy Plus – Cheaper energy for all

Rsn – Rural Vulnerability – Fuel Poverty January 2015-01-28 Rsn Weekly news 26 January 2015

Rsn – Rural Housing Spotlight January 2015

Signpost Cornwall – latest news

To note any correspondence received since the agenda was published

SLCC – The Clerk magazine

Clerks and Councils Direct magazine

SIA – Fish and Chips supper – supporting Spinal Injuries Association 15 May 2015

Tommy Bray – Book ‘The Boy from Wheal Buller’ out now – Profits to Children’s Hospice South West

CC – Cornwall’s Collective Switch – electricity and gas

Princes Regulation Trust – Update on Brick activities

CORMAC – Weed spraying

AONB – Conference programme and booking details 7 March, Wadebridge showground

SLCC -News Bulletin

CALC - Newsletter

Vital Venues - newsletter

24. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA

Inscription; Changes to Grant Procedure; Public Toilets

25. TO CONFIRM THE DATE AND TIME OF NEXT MEETING

ORDINARY PARISH COUNCIL MEETING TUESDAY 3 MARCH 2015, 7.00 P.M. IN THE PARISH ROOMS

This was confirmed.

26. 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

This was not necessary as all had left.

27. CLERK/RFO'S APPRAISAL MEETING

To receive Cllr Davis' report and to resolve any matters outstanding

It was resolved that Cllr Davis' report be received.

3 matters be put on the next agenda:

1. Pension Scheme to be resolved
2. Day Rate for Working holidays
3. Rise to LC2 Level

28. CLERK'S CONTRACT

To resolve to authorise necessary updates to the Clerk/RFO's Contract

To be put on the next agenda

There being no further business, the meeting closed at 9.31 p.m.

BREAGE PARISH COUNCIL
DRAFT MINUTES OF PUBLIC PARTICIPATION DURING THE ORDINARY PARISH COUNCIL MEETING
HELD ON 3 FEBRUARY 2015 IN THE PARISH ROOMS BREAGE

At 7.08 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 Harris spoke about his planning application PA14/12045 -Retention and completion of single storey extension and conservatory This is modification to the utility room and office. The office has been placed in a location to retain privacy on the remainder of the property. The property faces the road. The utility room is at present in a state of repair.

Ms Toms – spoke about Praa Sands toilets and her concern that they would be closed within 18 months as there is no money left. She has been nagging Jon James but felt that his costings are sketchy. She also expressed concern about the emptying of the waste which she felt had been done too often at £180 per pick up. People from abroad had stopped coming to Praa Sands as there are no toilets. In Cornwall they will only go to beaches that have toilets. The disabled toilet at Praa sands has it's own door and she felt that it could be opened in Winter. She spoke of toilet paper and tissues at the rear of the toilet block that smells awful. She feels it is a disgrace. She said that the Parish Council had been approached before about this but that it seemed to think that Praa Sands does not matter. She wanted to know why the matter had not been discussed. It was explained that Cllr Coleman who was looking into the matter was not present at this meeting as his mother had died.. The cost of a cleaner and finding someone locally was also raised as the present cleaner has to travel a long way and only has a quarter of an hour to clean once arriving at Praa sands. She requested that the Praa Sands Toilets be put on the next Parish council agenda. She also asked if there could be a bus shelter at Praa Sands. It was explained that there is not room for one where she wished it to be and photographs were produced to shown the difficulty that would occur.

Mr Iles spoke about his planning application, PA14/12137, regarding concerns that had been expressed. 1. That it is a 2 storey building . There were steps, the ground had been levelled to put the shed in and make a slope to the front door. The building would be at a lower level for half its width and he considered it to be a bungalow. The height of the cellar is 5ft 8in. 2. The height – There had been a topographical survey showing the ridge level to be lower than the neighbour's by 673ml. 3. Overlooking – The windows are more than 25m from the neighbour's bungalow and offset at an angle. This falls within the rules and regulations.

Public participation ended at 7.25 p.m.