

BREAGE PARISH COUNCIL

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58/14
Parish Rooms
Breage
Helston
TR13 9PD

MINUTES ORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS

BREAGE ON 3 JUNE 2014 AT 7.00 P.M.

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

Cornwall Councillor J V Keeling MBE
Philip Browning (Environmental Crime Enforcement Officer, Cornwall Council)
Mrs C Macleod (Clerk)
8 Members of the Public

The Chairman welcomed everyone and thanked them for attending.

1. FIRE EVACUATION PROCEDURE

This was read out by the Clerk.

2. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Davis who could not attend because of lack of staff and from PCSO Whitford.

3. DECLARATIONS OF INTEREST

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

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

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

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

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

Where a Member has a non-registerable interest in an item that does not benefit from a valid dispensation and that interest only arises from the Member's participation in or Membership of a body whose objects or purposes are charitable, philanthropic or otherwise for the benefit of the community the Member may, (with the permission of the Chairman of the meeting or until such time as the Chairman directs the Member to stop) address the meeting to provide such information as they reasonably consider might inform the debate and decision to be made before complying with b). There were none.

c) To take consideration of written requests for dispensations

There were none.

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

4. TO CONFIRM THE MINUTES OF THE APCM ON 6 MAY 2014

The Chairman led Members through each page of the minutes asking for accuracy corrections. **It was proposed by Cllr Ackland, seconded by Cllr Board and unanimously resolved, that the minutes of the Annual Parish Council Meeting on 6 May 2014, with the following 3 corrections, be signed as a true and correct record.** The corrections were page 49/14, item 13b), Planning, 4th application, line 16 - remove 'looked' and replace with 'did not look'; line 26 - remove 'ruins' and replace with 'complex'; page 54/14, item 18d), Highways - remove final word 'response' and replace with 'look'.

5. CHAIRMAN'S ANNOUNCEMENTS

Report on Royal visit Godolphin House 27 May 2014

The Chairman reported that she had attended Godolphin House with Simon Rogers and the Clerk to welcome the Duke of Gloucester. He was visiting various places in the area to see the damage that had been caused by the bad weather gales. This was not an advertised visit and the National Trust had asked that attendance not be advertised. It had been a beautiful day weather-wise and the Duke, Godolphin House representatives and the Parish Council group toured the house and gardens. The Chairman said that it had been a privilege to represent the Parish Council and to attend. The afternoon had finished with sitting and chatting and taking tea and cake with the Duke before he travelled on to see Porthleven harbour.

The Chairman reported that there would be the Helston Mayor's Civic Service to attend on 1 June and the Vice-Chairman and Mrs Greenough would attend this as the Chairman had a family 50th Wedding Anniversary to attend.

6. POLICE REPORT

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

As PCSO had been unable to attend the Clerk read out the report that he had supplied:

'There were 5 crimes reported to the Police in the period of May 2014

Breakdown as follows:

'Breage:

Drink Drive - Charged awaiting court.

'Praa Sands:

Theft – (Mobile Phone) – no further lines of enquiry.

Dogs not under Proper Control – (dog on dog) – no further lines of enquiry.

'Carleen Breage:

Theft – (sign) - no further lines of enquiry.

'Nancegollan:

Abandoned Property left on Highway – ongoing investigation.

'It seems some fly tip issues are arising in various parishes within Helston area. Again, can this be reported to the relevant Council Authority or Police.

'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.'

Cllr Ackland explained that a scam had been reported where individuals were ostensibly being telephoned by the Police who were saying they needed to call and would ask if the individual would be available at various times – hoping they would say what times they would be going out.

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 took place here from 7.09 to 7.14 p.m.

8. DOG BAN REVISION PRAA SANDS

- a) To welcome and introduce **Phil Browning, Environmental Crime Enforcement Officer**, Public Health and Protection (Area 4) Cornwall Council who will help concerning the proposed amendment to the Existing dog ban, Praa Sands beach

The Chairman introduced Mr Browning who explained that the current times are part of an accumulation of all beaches that was made by Kerrier, 7.00 a.m. to 7.00 p.m. from Easter Day to the end of September. He added that this had worked well.

It was explained that the Parish council could make its own order for Praa Sands but that this would involve 15-16 'hoops' to jump through and the first would be that the Local Authority would need to be satisfied that there is such a need. This would need informal consultation with Parishioners and visitors and lots of writing in. Mr Browning suggested that if there is a local magazine an article could be submitted stating that the Parish Council is considering changing the present order from 7.00 a.m./7.00 p.m. to 9.00 a.m./7.00 p.m. There should also be public notices and information in local newspapers He advised that there would probably be a lobby against a change. There would be 3 steps that would cost £300-£400 each, a total of some £1,000. There would of course also be newspaper costs to pay. Cllr Board wondered why the Parish Council should have to pay as the Medium High Tide to Medium Low Tide area belongs to Cornwall Council. Reporter cards that people could complete if they saw dogs fouling the beach area and if fly tipping was observed could be made available but an authorised officer would need to be appointed. Mr Browning

said that sometimes retired folk are happy to carry this out for no payment. He also suggested that a contractor could be shared by Councils. He was asked what anyone could do to identify those responsible. He said that their cars could be followed home and addresses obtained together with the car registrations which could then be reported to a One Stop Shop. A PCSO is able to issue tickets as fouling is a criminal offence.

Cllr Caddick asked how much it would cost for a person to be trained as an authorised officer and was told that Defra provide training for £299 but other authorised training could be obtained for £80. Fixed penalties are paid at a One Stop Shop. When the penalties are paid the Parish Council would receive 80% and Cornwall Council 20% towards financing court cases. Historically, in the region of 5 – 10 tickets a year are issued. Cllr Caddick said that his personal view was that there are an abundance of footpaths on which dogs may be walked. Cllr Ackland expressed concern over the dumping of bags of dog waste. Mr Browning felt that children needed to be educated. Cllr Higginson commented that tourists find beaches difficult to access when they have both dogs and children. He felt that some areas could have been left open to families with dogs and children as this is a huge population. Cllr Board explained that there are insufficient bins to cover the beach area. The Parish Council has asked for additional bins but the request has been refused. People bag the waste but are not prepared to walk to find a bin. Mr Browning said there is no finite pot of money for additional bins and any bins had to be accessible by truck for emptying.

The Chairman thanked Mr Browning for attending and providing the information. Mr Browning left a supply of Incident Report booklets and laminated Fly Tipping and Dog Waste notices.

b) The proposed amendment to the Existing dog ban, Praa Sands beach

It was proposed by Cllr Rashleigh, seconded by Cllr Caddick that no further consultation was required it was resolved by 9 votes for and 2 against not to proceed with the requested amendment to the Existing Dog Ban times on Praa Sands beach.

9. REPORT FROM CORNWALL COUNCILLOR

Cllr Keeling said that he was disappointed at the Parish Council's decision not to proceed with the requested amendment to the Existing Dog Ban times on Praa Sands beach as he had received requests for it. He felt that funding should follow function and this had not been offered by Cornwall Council with the devolving of the process of dog ban orders to the Parish/Town Councils. He will contact Richard Williams, Legal, to see if he will revisit it.

Cllr Keeling said that he had written regarding the Pencair Appeal and he suggested that the Parish council give representation. Regarding 'The Piggery' he had asked the Officer to go no further until he had met with her. He advised the Parish Council that this is a householder application and that it will be difficult to take to full Committee. He advised that the Parish Council look at a Neighbourhood Plan as this would help protect the area the Parish Council represents and could perhaps provide influence for certain applications to go before Committee.

A busy month again with a variety of meetings; including a one-to-one video-link meeting with councillors from the Channel Island of Jersey who were inquiring about Cornwall Council's recent change of governance arrangements and any issues or problems we had with the transformation. A number of meetings around asset management and the ongoing reduction in our property portfolio to enable savings to be made and maintenance cost reduced. I spoke out at Cabinet against the lack of action on the ongoing travesty surrounding the condition of C-Block, Helston College. All our local primary schools feed, mainly, into Helston School and there is a real need to invest in the future education facilities of our youngsters rather than an obsession with finance and the bottom line. At full council I asked a question regarding Neighbourhood Plans and the cost and resources necessary to produce an order. Central government estimates of £17 to £63K are not a realistic option for small rural parishes; but if DCLG funding was made available to parish councils direct; they then could pay the principle authority for examination and referendum at the end rather than trying to justify the expenditure; whilst on the other hand Principal Authorities merely claim it and DCLG pays it. Meetings with Sarah Newton MP to discuss matters of fairer funding for Cornwall and attended a meeting with Chris Grayling MP, Secretary of State for Justice and Lord Chancellor, on Crime related matter in the Duchy.

Locally, I had a meeting with Jon Warner, HOMECHOICE Manager, to view the confidential list of people selected for the 14 new DCH social houses at St Breaca. I am certainly not at liberty to divulge that information, but I can emphatically assure councillors that all the successful bidders had that essential strong local connection with the parish.

An informal planning meeting at Pengersick went well but it depends at the moment on whether the suggested changes, particularly to the roof line, are an accepted way forward. Still want to find a way of addressing the run-off from fields following the meeting at Prospidnick and the dreadful flooding experienced during the winter months.

Cllr Best felt that Cornwall Council was 'passing the buck' with the Neighbourhood Plans. Cllr Keeling said that it was important to have such a plan when there are Conservation and Heritage Areas in your Parish. He suggested that Cllrs Bradford and Greenough take a look and perhaps supply a pro-forma. Cllr Greenough could see that there would perhaps be advantage in a Neighbourhood Plan as there are conservation/heritage areas in Breage Parish. He asked Cllr Keeling if there was any news on the Lengthsman Scheme. Cllr Keeling said that expectation had been raised about this but he had no news other than St Neot has gone ahead with it. He would investigate and get back to the Parish Council. Cllr Ackland said that the 5 Parish Plan was a 'dead duck' but Cllr Keeling said it needed refreshing and that there is money devoted to this. He explained that the Neighbourhood Plan is not a Parish Plan.

Cllr Darby asked again about the Motel at Ashton. No plans had yet been submitted although the owner had promised this. It was asked if at least the bag of sand could be removed from the roadside.

Cllr Bradford asked if the Parish Council's concerns about 'The Piggery' application could be pursued. Cllr Keeling said he would contact Kevin Moseley. Cllr Bradford also asked about Westward Ho and Penhale Jake's. Cllr Keeling said he would get back to him.

Cllr Keeling said that an Enforcement officer was to visit the Climbing Frame at the Queen's Arms today. The Chairman thanked Cllr Keeling for his report. He apologised that he would have to leave as he had to attend Sithney's meeting.

10. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

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

Replacement front and side extensions and replacement windows

Cllr Bradford felt that this was a well-considered proposal and a great improvement. There appeared to be no neighbour problems. He commented that the drawings were very good. **It was proposed by Cllr Ackland, seconded by Cllr Bradford and resolved with one abstention, as the Councillor had not seen the plans, to support the application.**

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

Renovation of cottage

Comment was made that this application had been going on for some 15-20 years with constant new applications.

Council felt that it was time to get the work completed. **It was proposed by Cllr Coleman, seconded by Cllr Greenough and resolved with one abstention, as the Councillor had not seen the plans, to support the application.**

PA14/03935 – Mr and Mrs K Thomas – Little Rosewarne, Godolphin Cross, HELSTON, Cornwall TR13 9RE

Use of ancillary accommodation as self-contained holiday let

Cllr Bradford commented that this is an established use and what is currently being done on the site. He had a little concern that the ground floor could be used for more of the same. Cllr Coleman said that everything Mr Thomas has done in the past has been done correctly. **It was proposed by Cllr Bradford, seconded by Cllr Greenough and resolved with one abstention, as the Councillor had not seen the plans, to support the application.**

PA14/04002 – The National Trust – The Cider House, Godolphin House, Godolphin Estate. Godolphin Cross

Re-roofing, external steps, internal platform lift and renovations and repairs to provide flexible undercover space for engagement with visitors

Cllr Caddick had previously expressed concern as to whether the building would be used for accommodation but the Chairman explained that when she had attended the Duke of Gloucester's visit she had asked if this was likely to be so and was assured that there was no intention to do this. Cllr Bradford said that the application was a comprehensive set of plans and superb drawings. **It was proposed by Cllr Ackland, seconded by Cllr Best and unanimously resolved that the application be supported.**

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON 30 MAY 2014

There were none.

c) TO CONFIRM AGREEMENT TO AGREE TO DISAGREE BY BREAGE PARISH COUNCIL

PA14/02349 – Mr Alan Grover – Fernhill, Helston Road, Germoe, PENZANCE

Erection of a general purpose agricultural building

At the last meeting the Parish Council voted, with one vote against, to support the application.

The Clerk received a request from the Planning Officer for the Parish Council to agree to disagree as she wished to refuse the application. She felt there to be a lack of justification as the applicant's main business is not in Cornwall and it is a large size building for a small size holding. Councillors voted by 8 votes to 1, plus one abstention to agree to disagree. The Councillor who disagreed felt that they did not believe that Council should make decision on the application as it was made not on what it was thought might happen in the future and the final one abstains.

To resolve to confirm that Councillors voted by 8 votes to 1, with 1 abstention to agree to disagree

It was proposed by Cllr Greenough, seconded by Cllr Ackland and unanimously resolved to confirm that Councillors voted by 8 votes to 1, with 1 abstention to agree to disagree with the Planning Officer.

d) TO CONFIRM NON-AGREEMENT TO DISAGREE BY BREAGE PARISH COUNCIL

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

At the last meeting Council unanimously resolved not to support these applications and asked that if the Officer supported the application that it be taken to full committee.

The Officer replied that she wished to support the application and asked for the Council to agree to disagree.

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.

Considering your points as I have numbered them above for clarification and assess them below:

1. The application is a result of two pre-application consultations with the Conservation Officer and further response from English Heritage which states that **'The impact of the proposed extension is considered to be limited as the site is largely screened from the castle and surrounding courtyard by the barn to the east and the piggery and barn to**

the north. The flat roof element helps further reduce the visual impact of the extension from within the castle complex itself.'

2. The domestic features match those formerly approved when converting the dwelling. Care and consideration has been taken at pre-application stage to mimic these features and stay in keeping with the listed part of the building. (please view photographs within the Heritage Statement).
3. From site visit on the second pre-application meeting it was found that the small extension will be built on an existing slab, thus there is no requirement for an Archaeological report.
4. The curtilage is that as per our system and as purchased by the applicant. Overtime with the merge of outbuildings the curtilage areas have changed. Approval of the proposals is not a confirmation of the curtilage.
5. This email follows the protocol for local Councils as pasted below. If after reading this email the Parish Council do not 'agree to disagree' the Head of Service will consider the Councils request.
6. The flat roof clad area as per the south east elevation, was explained prior to your meeting to a Councillor who telephoned me, the reason for this material and roof design is to have the feel of a converted agricultural building, this was as suggested by our Conservation Officer at pre-application stages and supported by English Heritage in the above bold comments.
7. The application has adequate detail for planning and listed building consideration. Further details may be required by Building Control and this is a separate matter.
8. As above for 7,
9. The extension is screened on site with a boundary of wall and foliage and the roof is considered to be adequate. A strong case for the development was indicated prior to the applications, the two pre-applications and study by English Heritage preceded the application and the agent and owner have fully covered the impact on the listing building, Pengersick Castle and the setting within the in-depth Heritage Statement provided. In this case I do not feel therefore that there are any significant and demonstrable adverse impacts that could justify a refusal of permission."

The Clerk contacted Councillors and the following reply was sent:

I have contacted the Parish Councillors and have managed to contact 11 of the 12, all of whom have NOT agreed to DISAGREE with your decision. The Council is aware of the protocol and requests that the application please be taken to full committee.

I have been asked to pass on the following statement:

Breage Parish Council in the strongest terms does NOT support the application and will NOT agree to DISAGREE with the Officer's decision, for all the many and sound reasons already listed:

There is so little left of the historic Pengersick Castle and these buildings that were associated with it. Council felt that there is a duty to retain and protect what little is left from relentless alteration and development.

Picture windows, patio doors and roof lights really are not compatible with this historic location and site. The proposal was thought to be totally out of character.

It was suggested that an Archaeologist complete a thorough investigation and perhaps a geophysical survey. There is no archaeological report.

The curtilage outline is wrong. There were buildings there before and the area needs investigation.

If the Officer approves the application Breage Parish Council requests that the application be taken before the full Planning Committee.

The black stained wooden cladding to cover the granite was thought by the Council to be horrendous. The wood would soon deteriorate whereas the granite will last for years.

The lack of detail on the groundworks caused concern.

The proposed kitchen and bathroom would obviously need deeper intrusion in the ground than 30cm. The scheduled ancient monument should not be disturbed.

The sedum flat roof was thought not to be suitable because of the storms and wet weather as it would just be a soggy mess and would not be in keeping. The proposed design was felt to be alien and did not reflect anything of the area. A much more sensitive design is called for.

The Parish Council strongly disagrees with the officer's view and comments and what appeared to be an extremely premature conclusion to approve the application.

Councillors are concerned that the Parish Council and interested neighbours and parishioners were given such limited time for proper and fair consideration of the application, given the time scale and the date when it was received, at the very last minute, with just one working day before the Parish Council meeting. It was thought that perhaps the Parish Council could have been included in meetings and discussions held before this application.

*In addition the Parish Council considers the proposed development to be **overdevelopment** of an already **very** small and restricted site. With no rear amenity spaces and a very small west-facing frontage for access, car parking and turning requirements.*

*The pictures included with the documentation of landscaped and spacious gardens are **very** misleading as the site does NOT include the large lawned area that is shown between the dwelling and the road to the south. It is small and restricted by other buildings.*

The proposed schematic, internal layout indicates an extension to and enlargement of a single dwelling. It is easy to see that with a different layout internally, this enlarged building could be sub-divided easily into several separate units.

*The proposed extension also extends to the south, nearer to the road, and would be **more** visible, **more** intrusive and **far more** inappropriate than is maintained.*

Any flat-roofed extension here is totally out of keeping, insensitive and wrong architecturally and historically in such a setting and would undoubtedly be seen as bad planning. This is a conservation area and this dwelling, although no longer part of the Pengersick Castle's present settlement and own buildings, is in the shadow of a Grade I listed building, one of the very few important historical monuments in the County – a fact that the Council feels should be respected. A flat roof, although 'stylish' and 'of the moment' in some instances, would not be right here in the curtilage of a 500 year old castle and would be inappropriate, irrespective of the materials used. The modernistic front porch design will soon become dated and in any case the Council feels that any new extension so near to such a monument should have, at the very least, a pitched roof and not a flat one.

The use of sedum or any 'green' flat roof covering is not material – it is only needed because of using a flat roof for the extension.

In response to some of the comments made by ARCO2 Architecture, the Parish Council makes the following points:

1. There are demonstrable and significant adverse impacts in the very doing of such a proposal.
2. The fact that they say that the proposal is screened or that the visual impact is reduced by the flat roof only highlights the fact that a flat roof would be an intrusion, does have an adverse affect and is better off so 'screened'. It is surely much better not to make the problem in the first place than to try to reduce and hide it after the event!
3. Just because rooflights have been permitted in the past is not a justification for more of the same, whether or not they are partly hidden or conservation type. NOTHING is hidden from the views from the adjoining castle.
4. Wood, of whatever type or treatment does deteriorate faster than granite.
5. Breage Parish Council can comment on footings as one of its Councillors is a retired, Registered Architect with the relevant knowledge and experience.
6. Excavation of groundworks for any footings, slab and drainage would disturb the archaeological evidence in this area – as yet undiscovered, un-surveyed and unrecorded. Even a reinforced slab would prevent proper investigation in that area. It may be a practicable alternative building method, given the nature of the proposed superstructure, but still would block the ability to do a sound survey beneath it.
7. The Ancient Monument and Archaeological Areas List Entry Summary, number 1021407, shows and states that this building is within the 'Pengersick Castle and associated building platform'. Although it refers to more recent and Grade II Listed Buildings around the Castle as being excluded from the scheduling it states VERY clearly "BUT THE GROUND BENEATH IT IS INCLUDED".
8. The Parish Council does not understand and is concerned by the statement 'it was found that the new extension will be built on an existing slab' or that at this early stage it can be reason for approval without proper survey and archaeological investigation.

The domestic features proposed may match what has been previously approved but in this present context, this is not justification for more of the same.

In conclusion The Parish Council considers this application to be unacceptable for the many reasons given, such as:

1. Overdevelopment.
2. Out of character with the existing.
3. Inappropriate in such a wide comprehensive conservation area.
4. Architecturally insensitive and an insult to a Grade I listed Pengersick Castle.
5. An intrusion visually.

And

6. Having an adverse affect on the Piggery, the Castle, the Conservation Area, Praa Sands and Pengersick's streetscape. There has been great concern regarding this application and it is felt that it needs to be looked at further. Breage Parish Council urges you to refuse this application.

To resolve to confirm that 11 of the 12 Councillors voted not to agree to disagree.

It was proposed by Cllr Ackland, seconded by Cllr Board and unanimously resolved to confirm that 11 of the 12 Councillors voted not to agree to disagree with the Planning Officer's decision.

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

PA14/00512 – Mr Leslie Stuart Tuckfield – Evergreen Cottage, Rinsey, Ashton, HELSTON TR13 9TR

To create an internal door way opening

PA14/01762 – Mr & Mrs T Dyke – 18 Forth Vean, Godolphin Cross, HELSTON, Cornwall TR13 9RH

Construction of detached dwelling and installation of septic tank

PA14/02443 – Mr Clive Blackmore – The Studio, Rinsey, Ashton, HELSTON

Removal of condition 3 attached to PA13/08138 dated 23.10.2013 to allow change of windows from wood to composite

PA14/03651 – Mr Nigel Normington – Grankim Farm, Carnmeal, Breage, HELSTON TR13 9NL

Demolition of existing single storey extension and construction of a part two-storey, (with balcony), part single storey extension/conservatory

f) **TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF SUBMISSION TO DISCHARGE CONDITIONS**

PA14/03283 – Mr Simon Ramsey – Seawinds House, Higher Row, Ashton, HELSTON, Cornwall

S52/s106 Submission of details to discharge conditions 2, 3, 5 and 6 in respect of decision notice PA12/01804

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

PA14/02349 – Mr Alan Grover – Fernhill, Helston Road, Germoe, PENZANCE

Erection of a general purpose agricultural building

PA14/02750 – Mr & Mrs Coward – Car park, Castle Drive, Praa Sands, PENZANCE, Cornwall TR20 9TG

Proposed unrestricted use of temporary parking area

h) TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF RESULT OF APPEAL

PA13/08327 – Mr and Mrs Gordon – Land adjoining The Last One, Trewartha Road, Praa Sands

Dismissed. No costs claimed.

i) To resolve to express concern to Cornwall Council Planning regarding the recent poor quality of drawings, dimensioned or other, submitted with Planning Applications

Following several recent incidents of poor quality of drawings, dimensioned or other, submitted with Planning Applications **it was proposed by Cllr Greenough, seconded by Cllr Bradford and unanimously resolved that the Clerk contact Mr Mason expressing the Parish Council's concern regarding the recent poor quality of drawings, dimensioned or other, submitted with Planning Applications and to add that the Parish Council feels that Cornwall Council should not be accepting such drawings.**

11. FINANCE

a) To review Financial Risk Assessment

Cllr Greenough spoke about the Clerk's annual appraisal that has not been taking place. He said that the Parish Employment Working Group should carry this out at a set time each year. Various suggestions were made regarding timing. It was proposed by Cllr Greenough, seconded by Cllr Best and unanimously resolved that an annual appraisal for the Clerk should take place annually in September each year and the results be brought as a closed session item to a full Council meeting.

b) To resolve to adopt the Local Audit and Accountability Act 2014 into Breage Parish Council Finance Regulations
It was proposed by Cllr Greenough, seconded by Cllr Ackland and unanimously resolved to adopt the Local Audit and Accountability Act 2014 into Breage Parish Council Finance Regulations and for the Clerk to make the necessary amendments using the NALC template

c) In view of the large changes brought about by this act it is thought to be prudent for The Clerk and Councillors to attend any courses offering training with respect to this act.

To resolve that prior permission is given for the Clerk to attend any such training

It was proposed by Cllr Greenough, seconded by Cllr Best and unanimously resolved that the Clerk be given permission to book and such training and then raise the matter at the next meeting.

d) To resolve to approve June payments

no.	Name	cheque	Service/item	Net	VAT	Total
32	R Sanders	103377	SWCP second cut map	£640.03		£640.03
			Footpaths 78/1,64/1, 15/1,63/1,19/1,13/1, 3/1,2/1 & Stiles 13/1,3/1,49/1	£201.00		£201.00
			Highways Act 1980 ss 43,50	£841.03		£841.03
33	David Gallie	103380	Internal Audit 2013/2014	£150.00		£150.00
34	R W Beard		2 cuts Cemetery/B&G greens/Breage Field	£427.00		£427.00
			Fill rabbit holes P/Green supply deliver soil	£240.00		£240.00
		103381	Open Spaces Act 1906 ss 9 & 10	£667.00		£667.00
			Electricity Streetlights April Hiwys Act 1980			
35	e-on	dd	s301	£253.53	£50.71	£304.24
36	BT	dd	Telephone	£18.46	£3.69	£22.15
37	BT	dd	Broadband	£69.00	£13.80	£82.80
38	BT	dd	Mobile	£17.50	£3.50	£21.00
39	Stephen Babbage	103382	Handyman's duties Phone box/Cemetery	£399.60		£399.60
40	SW Water	dd	Water Cemetery	£14.54		£14.54
			Open Spaces Act 1906 ss 9 & 10			
41	SW Water	dd	Water Parish Rooms	£10.44		£10.44
				£2,441.10	£71.70	£2,512.80
42	Mrs C L Macleod	103378	Salary May			
43	PO Ltd (HMR&C)		PAYE	£282.40		£282.40
43	PO Ltd (HMR&C)		Employer's NI	£148.72		£148.72
		103379		£431.12		£431.12
44	Mrs C L Macleod	103383	Travel 27 mls @53p	£14.31		£14.31
45	Mrs C L Macleod	103384	Petty cash reimbursement	£6.69		£6.69
46	D R Treloar	103385	Caretaker salary May	£39.40		£39.40
				£2,932.62	£71.70	£3,004.32

Cllr Higginson confirmed that he had checked the payments and that they were in order. It was proposed by Cllr Higginson, seconded by Cllr Bradford and unanimously resolved that the payments as listed above be passed for payment.

e) To acknowledge receipts

Cemetery fees: £132; Admin: £6; Ashton Community Association: £65 for RoSPA inspection.

These were acknowledged.

f) Clerk to provide Bank balances

Current Account reconciled: £9,335.21; Tracker Account: £34,815.86; Petty cash £143.31; Total including Petty cash reimbursement: £44,301.07

Bank charges £60 + interest £1.51

12. FOOTPATHS

a) Reports of problems on paths 39 and 65

Cllr Darby reported that 39 was somewhat overgrown but has now been cut.

65, Bog Lane, Godolphin. Some people using the path on horseback are having trouble with the gate and the electric ticking fence. Cllr Darby said that she has had this inspected and it is thought to be fine. The Chairman said that she had tried this on her horse and had no problem with it but she wondered if it could have some washers put on the supports to give the gate a little more height.

b) Cllr Darby reported that there was good news re. footpath 46. This is the path where cyclists have twice cut an unofficial path but in a very dangerous area and it has been filled. It is a very damp path and Cormac have now put in a boardwalk. Cllr Darby described it as the most fantastic boardwalk she has ever seen.

c) The Clerk reported that the SWCP purchase order has been received.

13. HIGHWAYS

a) Reports of overgrown verges at Trevurvas exit to A394 and Pengersick Lane were reported and quickly dealt with.

b) Cllr Board reported that the overgrowth at Trean, Praa Sands has been cut back for the first time in about 6 years.

c) Cllr Rashleigh reported that the footway on the Willavean side going towards Trevena is very overgrown.

d) Cllr Coleman reported that a lorry has knocked down one of the Rinsey Lane signs. Mr Pete Watters is looking after it.

14. STREET LIGHTING

There were no matters.

15. CEMETERY AND CLOSED GRAVEYARDS

a) To resolve to approve the application for a memorial to the late Josephine Courtis, Section 1, Row 19, Grave 354

It was proposed by Cllr Best, seconded by Cllr Caddick and unanimously resolved that the application for a memorial to the late Josephine Courtis, Section 1, Row 19, Grave 354 be approved.

b) To resolve to authorise coating of Cemetery walls

Councillors had been asked to look at the walls. Cllr Coleman asked why anything had to be done. Cllr Higginson felt that the walls were not in too bad a state. There was some bad cracking. It was wondered if painting would be a better solution but Councillors Said that this would need to be done annually and would be too costly. Cllr Bradford said that the walls were typical 60-70s block walls aged and worn with one movement crack but were quite sound. He felt that the weeds along the entrance road needed attention and the bins behind the gate looked untidy. Cllr Wyvern Batt felt that the Cremated remains area was in a terrible state. She suggested that 45 or 5 of the Councillors met up to tidy it. Cllrs Bradford, Darby, Best, Coleman and Wyvern Batt volunteered to meet on Tuesday next 6.00 p.m. **It was proposed by Cllr Best, seconded by Cllr Bradford and unanimously resolved that the Councillors who had volunteered meet together to discuss what they will do before they meet at the Cemetery next Tuesday at 6.00 p.m.**

c) Interment of the late Mr Malcolm Blackaller to take place on 6 June after the service in Breage Church at 2.00 p.m.

16. PRAA SANDS

a) To resolve to give contractor instruction to carry out further rabbit hole filling

Cllr Coleman had checked the area and confirmed that there are enormous craters. He felt that the Yuccas should be cut down to see if that would ease the problem. Cllr Ackland said that the area under the Yuccas appeared to be inundated with rabbits. Cllr Board said that there were 140 or more holes. The contractor had given a price for the removal of the Yuccas and the filling of the holes. **It was proposed by Cllr Greenough, seconded by Cllr Higginson and unanimously resolved that the rabbit holes be filled by the contractor.**

b) To resolve to authorise the removal of the Yucca Plants on Praa Green

Cllr Board said that the Green was supposed to be flat and open for informal games – balls, cricket, golf, etc.

Cllr Greenough felt that the Yuccas should be removed. **It was proposed by Cllr Board, seconded by Cllr Best and unanimously resolved that the contractor remove the Yucca Plants from Praa Green.**

17. CLIMBING FRAME QUEEN'S ARMS

Request for help from a Parishioner

An email had been received from a Parishioner whose family was very distressed by the climbing fame at the Queen's Arms which was very close to their home and overlooked their windows. Cllr Keeling had asked Enforcement to look into this matter and visit. There seemed to be little the Parish Council could do as it appeared to be a civil matter.

18. FIRE TRAINING

To nominate a Councillor to attend in place of Cllr Ackland who is unable to attend

Cllr Higginson had volunteered to attend. **It was proposed by Cllr Greenough, seconded by Cllr Best and unanimously resolved that Cllr Higginson attend the Fire Extinguisher Training with Cllr Bradford and the Clerk on 26 June 2014.**

19. WEBSITE

To make a decision concerning the updating of the Parish Website

It was proposed by Cllr Ackland, seconded by Cllr Greenough and unanimously resolved that the Parish Website now be updated as agreed with Tracey Rickard. The Clerk assured Councillors that Ms Rickard had the counting of visitors to the site in hand.

20. REPORT FROM CLERK

a) Regarding the Motel at Ashton an e-mail had been received from the owner apologising for the delay in putting in a planning application but his wife was very ill.

b) It had been asked why Planning Permission had been needed for a small extension to a rear bay. The Planning Officer had explained that it was because it faced the side of the building.

c) Thank yous for grants had been received from:

Breage Band; Ashton Community Association; CAB; Air Ambulance; Ashton Village Committee; Breage Village Hall and Ashton Snooker Club.

d) A message had been received from Breage Field committee secretary:

One of the springy rides has broken, the bits/seat is now with me and I have contacted play line design for a repair quote, all in parts and labour and also a parts only one. The plate holding the seat onto the spring corroded. I have given the other rides a quick look and one more looks bad but not imminent. Given the fact it came adrift whilst a child was being lifted out means that it must have been very weak and this wasn't noticed by the ROSPA inspector. I haven't got the copy you emailed me now but I don't recall it being one of the items picked up.

It might be wise to ask Steve to inspect them and give them a good tug at to see if we need to remove any others before they are repaired.

On another subject: Grass cutting

It doesn't appear that any effort is being made to cut the bottom bank at all where the tractor can't reach, there are areas on the bank not 'planted and difficult' which are being ignored too. I understand that strimming could be a little difficult in and around the tubes but they are not that close together that it cannot be done, maybe once a month not twice if that would be less effort for them whilst they establish themselves and can then cope with completion from the grass.

The contractors have less grass overall to cut now with the ball court and now the wider hedge line along the A394 edge (for the knot weed allowance.)

Maybe the councillors should have a visit to the play field so they can see for themselves what is evolved and have an informed opinion on the subject, I would be very willing to meet them if they'd like. It would make it easier for contracts to be drawn up if clear expectations were noted down.

It was proposed by Cllr Wyvern Batt, seconded by Cllr Ackland and unanimously resolved that the Handyman check the remaining springy rides for safety.

Cllr Best and Coleman volunteered to meet with the grass cutting Contractor on the Playing Field and see what could be achieved. **It was proposed by Cllr Wyvern Batt, seconded by Cllr Ackland and unanimously resolved that Cllrs Best and Coleman meet with Mr Beard in the Playing Field.** Cllr Best would arrange this meeting.

e) The Clerk advised that Further Code of Conduct Training was being offered but it was rather far away. There are more places to come. Cllr Davis will need to attend.

f) The Clerk apologised that she had not yet had time to sort the projector problem.

g) There would be a meeting with Mr Gordon on Monday 16th June at 7.00 p.m. in the Parish Rooms.

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

Carleen Village Hall

Cllr Darby reported that there would be a Flea Market on Saturday and on Friday 20th there would be a soup and pudding lunch that she recommended.

The AGM would be on Monday 23rd June at 7.00 p.m.

Cllr Rashleigh complained about HGVs travelling along the road where the Parish rooms are situated. She asked if a notice could be put up. She had asked about this before. The Clerk explained that an alternative route had to be listed as being available. Cllr Rashleigh added that heavy traffic in Higher Road is a nightmare too.

Cllr Coleman spoke about his 100km walk. He has done from Falmouth to Portloe.

Cllr Best delivered a report that someone was sad that the Shute at the bottom of Shute Hill do not run any more.

Cllr Board reported an area of knotweed at Praa Sands and provided a photograph. Cllr Caddick spoke about Cornwall Council introducing of bugs that are natural predators. This allows other plants to compete. He felt the phosphates were terrible for the environment and said that they were not effective. He suggested the use of salt water which he said is very effective. Cllr Coleman said that it needed dealing with now and **he proposed that information should be obtained from Cornwall Council and a quote from Mr Nye. This was seconded by Cllr Greenough and resolved with one vote against.**

Breage Field

Knotweed

To resolve to confirm that permission was given to instruct Mr Nye to carry out the first treatment on the knotweed in Breage Playing Field

It was proposed by Cllr Best, seconded by Cllr Ackland and unanimously resolved to confirm that permission was given to instruct Mr Nye to carry out the first treatment on the knotweed in Breage Playing Field.

22. CORRESPONDENCE

rsnonline – Newsletter 6 May 2014

rsnonline – Rural transport May 2014

CC – The Value of Local Bus Services in Cornwall

MEP – Campaign Round up 4-10 May

CRCC – Community, Planning and Development

CC – Surface Water Runoff Grant Scheme

CALC – LAIS Transparency Code/Access to Local Council Meetings and Documents

CALC – The Week 16 May 2014

rsnonline – Newsletter 13 May 2014

rsnonline – Newsletter 19 May 2014

rsnonline – Seminar – Sustainable Tourism Strategies

rsnonline – Rural vulnerability Broadband May 2014

Vital Venues – Newsletter May 2014

MEP – Thank you

SLCC – The Clerk Magazine May 2014

SLCC – News bulletin

To note any correspondence received since the agenda was published

First – bus service changes

Oil Club – Syndicate lower prices

rsnonline – Rural Sounding Board

rsnonline – Newsletter 2 June 2014

23. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA

24. TO CONFIRM THE DATE AND TIME OF NEXT MEETING: PARISH COUNCIL MEETING TUESDAY 1 JULY at 7.00 P.M.

25. EXCLUSION OF PRESS AND PUBLIC

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

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

Members of the public left the room.

26. SAFETY FENCING AT PRAA SANDS

To consider three prices and resolve to purchase 2 rolls of Orange Safety Netting and Fencing Pins for Praa Sands dune area

Cllr Higginson said that he felt it would be a waste of time and it would just be trampled. He felt that if it were put up it should be checked weekly. Cllr Board said that Mr Coward had put up mesh fencing few weeks ago and there were pictures of this displayed on the table.

The prices had been circulated and Councillors agreed that the goods be purchased from Boddingtons. Calculations were made and **it proposed by Cllr Greenough, seconded by Cllr Higginson and resolved with one vote against that 2 x 50m rolls of mesh fencing, 30 pins and 20 battens be purchased.**

27. AGENDA MATTERS

To consider necessary agenda items following the recent Audit and Accountability information received Cllr Greenough wished for the prices charged for documentation be reviewed and that a price be given for black and colour photocopies. It was proposed by Cllr Best, seconded by Cllr Ackland and unanimously resolved that black photocopying should be 15p a copy and colour 30p a copy.
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 3 JUNE 2014 IN THE PARISH ROOMS BREAGE

At 7.09 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 Lidell spoke regarding Pencair, Higher Road, Breage because an Appeal had been made APP14/00206/LEF. He said that neighbours were depending on Cornwall council and the Parish council to challenge the appeal.

Mr Gittins spoke about the same appeal. He asked that the green spaces of Breage be protected. He said that the paddock at the rear of Pencair is a Greenfield site that he felt should be protected.

Mr Richards agreed with what had been said about Pencair.

Mr Hodgetts spoke about the email he had received from the Planning Officer regarding the Piggery next to Pengersick Castle. He said that to say he was furious was an understatement. He explained that the view from the top of the Castle would be seriously affected by such a hideous modern construction. The Officer had said that the building would reflect agricultural buildings in the area but Mr Hodgetts had never seen one with a flat roof.; The Castle is a Grade I listed Building and part of the cultural and historic heritage. He felt that the speed with which the application had been dealt with gave little time for the Parish Council and Parishioners to thoroughly consider. He felt that there was predetermination. He agreed that the Officer had consulted with the Parish Council but this appeared now to be just a token gesture.. He said he was not happy about it.

Mr Thomas said that he had a planning application on the agenda today.

Mrs Chivers, a resident of Ashton, asked if anyone knew who is responsible for the old village pump in Ashton because the area is now so dangerous and is causing damage to residents' cars. No-one appears to know. The Clerk said that she had looked into this in the past when someone else had complained and it had been shown on Land Registry documentation to be Kerrier Council's responsibility but she had had no help from Cornwall Council. Cllr Keeling and Cllr Bradford said that they would attempt to look into it and would get back to Mrs Chivers.

Public Participation ended at 7.14 p.m.