

BREAGE PARISH COUNCIL

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Parish Rooms
 Breage
 Helston
 TR13 9PD

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

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

Mrs C Macleod (Clerk)
 Jon James CC
 17 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 Ackland who had a hospital appointment; Cllr Best who was unwell; Cllr Keeling who was on holiday and The Police.

3. POLICE REPORT

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

PCSO Fuller has been transferred to Falmouth but a report had been received from him read out by the Clerk:

'Report compiled by PCSO 30640 Ashley Fuller

Please accept our apologies for not attending the meeting this evening.

'During February 2015 8 crimes were reported.

'Praa Sands

Criminal Damage to motor vehicle, this is currently under investigation.

Theft, crime investigated as far as reasonably possible, no suspect identified.

'Ashton

Grievous bodily harm, this is currently under investigation.

'Breage

A394, Driving under the influence of alcohol, this is currently under investigation

Dog not under proper control, this is currently under investigation

Dog not under proper control, this is currently under investigation

Burglary non dwelling, crime investigated as far as reasonably possible but no offender was identified.

'Leedstown

Non-counting action fraud, this is currently under investigation

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

If you have any crimes you would like to report please telephone 101, or should you have any concerns which you would like to discuss please call 101 and ask the call handler to email me your contact details. Alternatively, please email the team at helston@devonandcornwall.pnn.police.uk.'

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 29 and 30 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 3 FEBRUARY 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 3 February 2015 be signed as a true and correct record.**

6. CHAIRMAN'S ANNOUNCEMENTS

There were none.

7. PUBLIC PARTICIPATION

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

Public participation was held here from 7.03 to 7.25 p.m.

8. PRAA SANDS TOILETS

a) Introduction and welcome Jon James Natural Environment Manager Commissioning and Contracts, Environment Directorate, Cornwall Council who will speak regarding the toilets at Praa Sands

The Chairman introduced Mr James who explained that when Cornwall Council became Unitary 252 public toilets were inherited. In 2010 it was decided that £170m had to be saved over the next four years. Public Convenience funding was reduced by 50%. The £3m allocated in 2010 was reduced to £1.5m and now it has to be further reduced. The 2016/17 budget for public conveniences, a non-statutory service, has been diminished to zero. Many of the 252 toilets have been transferred to Town and Parish Councils and only 78 now remain Cornwall Council's direct responsibility. Over the next 13 months conversations will be held with Town and Parish Councils to find a solution to retain the remaining toilets for April 2016. If a solution is not found Cornwall Council will have no funding to keep the toilets in operation. Other ways are being looked into and currently being explored is writing to the Town and Parish Councils suggesting possible commercial opportunities. Suggestions include cycle hire, etc.

b) Questions from Parish Councillors

HB asked about the possibility of contracting Haulfryn. PG commented that it is apparent that Cornwall Council has run out of money but Breage Parish Council does not have the money to keep the toilets going. He spoke about Danflo who had offered a no-cost survey that would show what the toilets would cost to run and give a better idea of the viability of bids. He asked if there were costings as the Parish Council had not been given any clear costing. JJ said that he had figures and he would pass them to the Clerk. The short time scale was commented on and the fact that in 2016 the funding would cease. GH said that the state of the toilets is not good and refurbishment would be needed. JJ said that they had been refurbished. The toilets could be a capital investment although Cornwall Council would not give the freehold, it would have to be leasehold. GH The number of people coming to Praa Sands for holidays and visiting is hundreds. He asked however Cornwall Council could think of closing the toilets. People are already using the back of the building for toilet facilities. This is surely a health risk. JJ said that there are many toilets in the same situation. TC asked if the toilets could be open for half-term but was told there is no money. It is not affordable to keep them open in the winter. TC Over Christmas there was fabulous weather and there were hundreds at Praa Sands and it was a burden on the businesses' toilet facilities. Would coin operated toilets work? JJ they would not fund all the costs. This is at 20p per visit. GH could not 50p or £1 be charged? JJ People complain about 20p. TB the cleaning costs could be reduced. The Contractor comes all the way from Camborne. She had provided the details of a local person who was willing to take on the work had the person been contacted? JJ No direct contact has been made. JJ Another option is a commercial partner. The market place needs to be approached to see if there is interest. GH Could there be a soakaway? He runs his site with 12 toilets and 2 urinals at £300 a year for emptying. JJ This would be up to the Environment Agency. TC Is there any money available from Cornwall Council or the Government. JJ No. PG The time scale is too close by the time ideas are out and back 2016 will likely be gone. Are there any emergency measures? JJ In terms of timescale November December, for ways going forward, January may be an answer. SC Considering the costings and the burden on the local businesses could the local businesses be encouraged to contribute? JJ Not in all cases - some have.

c) Resolution to permit members of the Public to ask questions

It was proposed by PG, seconded by PD and unanimously resolved that members of the public be permitted to ask questions of Mr James.

d) Questions from Members of the Public

Regarding the local businesses there are Haulfryns, two campsites, a surf shop and the Beachcomber but no toilets. There is lots of wastage in money. Surely one disabled toilet could be opened, one door? Cleaning of one is cheaper than nine. JJ business rates, cleansing and emptying have to be paid. To whom do the business rates go? JJ Westminster.

We are trying to encourage tourists. JJ £196m of saving has to be provided.

The schools cannot come, the surfers won't come, the America, German and Dutch tourists are very upset. It is not good enough to say there is no statutory responsibility. There is a disabled child who cannot come any more. It is appalling.

Has anyone approached the car park operators? 1,000 cars at 10p of the car parking fee could produce £3,000 a month.

PG proposed, RWB seconded and it was unanimously resolved that a vote of thanks be made for Mr James.

9. REPORT FROM CORNWALL COUNCILLOR

As Cllr Keeling was not present the Clerk read out the following report:

'The main item this month has been to vote in a balanced budget and council tax which Cornwall Council has a statutory duty to set for 2015-2016. Consequently the council tax will be increased by 1.97% in 2015/16 meaning a 48 pence a week increase or £25 a year increase for a band D property. I maintained my position of abstaining from the vote, as did 18 other members, for the same reasons as in my November report. I would have liked to have seen, amongst others, the members highway budget reinstated to empower Cornwall Councillors to help address the menace of speeding in our villages and hamlets. In addition, Adult social care in Cornwall is funded lower than other local authorities in the country and given our high population of elderly people, continuing care is not sustainable in the future; and the whole issue of health and social care needs to be addressed locally and nationally.

'Central government established a set of principles which when applied will determine a ceiling over which any proposed council tax increase will have to be subject to a local public referendum. The 2015/16 threshold below which a referendum is not required has been set at 2%. Thus with a 1.97% increase the council will not be required to hold a referendum in relation to the 2015/16 Council Tax.

'Parish and Town Council precepts for 2015/16 total £15.5 million and the increase in the average band D Council Tax for Town and Parish Councils across Cornwall is 11.47%, (with some in excess of 30%!!) and results in an average Band D Council Tax figure of £86.17. Presently, parish and town councils have been excluded from the determination of referendum principles for the 2015/16 financial year and the question of a referendum being required by any particular local council does not arise. However, all three of the parishes within this division have seen a decrease in the annual precept charge for 2015/16.

'I will keep this report short this month; and I have been out and about talking to people about some of the matters affecting them; and include various planning and enforcement issues within the division. I am grateful to Jon James, Natural Environment Manager for attending Breage Parish Council to articulate and clarify, further, the position regarding local service provision in terms of the toilets at Praa Sands. The steps by the Beachcomber have been repaired and look very good and the sand at the bottom of the steps from the green as built up reducing the drop onto the beach and a sign will be erected to warn people rather than blocking off the steps all together.'

10. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

PA15/00514 – Mrs Sandra Wilderspin – Rose Cottage, Broad Lane, Carleen, Breage, HELSTON TR13 9QX

Certificate of lawful development for existing use of a log cabin for ancillary use erected in garden formally a vegetable garden

As long as this is only ancillary GH had no problem. HB expressed concern, saying it had been refused before for good planning reasons. Nothing has changed to justify support for the application. The provided statement still has no legal stamp/address and is a copy of the statement previously submitted with just a change of date and no relevance whatsoever. The cabin was put on known agricultural land without permissions, evidence of documents to substantiate it and could have been put on the site edged in blue in the first place., better sited for the named purpose of use, closer to the existing dwelling and services. It would be a bad precedent to others wishing to do the same. **It was proposed by HB, seconded by TB and resolved with one vote against to object to the certificate for the following reasons: The provided statement is a copy of the previous statement for PA13/09706. Councillors gave the following comments at their February 2014 meeting, which still have not been addressed:**

The declaration has been signed by a Commissioner for Oaths, but there is no official stamp or officially headed paperwork.

There is no supporting documentation from friends and relatives to say that they have stayed in the cabin.

PLUS the mother mentioned in 10 on the declaration, where it states that her health now precludes her from using the chalet, died some time ago. Council felt that the cabin was put on known agricultural land without permission or evidence of documents to substantiate it. It was felt that the cabin could have been put on the site edged in blue on the plan signed by the Commissioner and be better sited for its named purpose and use, closer to the existing dwelling and services. To allow the certificate would set a very wrong and bad precedent.

PA15/01044 – Mr and Mrs M Morgan – Peverell, 5 Trewartha Road, Praa Sands, Cornwall TR20 9ST

Erection of domestic ancillary accommodation

HB This is a separate, independent, self-contained, additional and second dwelling complete with its own kitchen, at the rear of a garden, and hardly ancillary. It is far more than a garden shed or chalet for summertime. This is potentially a second home on this site. Concern is expressed at the principle of this and that once given planning permission it could easily be increased in size, redeveloped or sold separately. There is room to the west of the existing dwelling for a new separate vehicular access to it. This would create a very wrong precedent as every back garden could demand one. TB was very concerned, feeling it is not ancillary. If there were no kitchen she could be sympathetic. It could set a precedent for 5 gardens along there. PG This is just a timber framed holiday let it is not ancillary as there is a kitchen. **It was proposed by HB, seconded by PG and unanimously resolved to object to the application for the following reasons: This is a separate, independent, self-contained, additional and second dwelling complete with its own kitchen, to be situated at the rear of a garden and is not felt to be ancillary. Far more than a garden shed or chalet for summer use, this is a second property. There is room to the west of the existing dwelling for a new separate vehicular access to it. This would create a very wrong precedent.**

PA15/00985 – Mr Brent Rosevear – Penvearne, Trewithick Road, Breage, Cornwall TR13 9PZ

Erection of dwelling

CR read out a letter from Breage School regarding concern about increased traffic flow and additional parking. She expressed concern herself regarding green fields being turned into buildings feeling that the fields should be used for growing food. TC felt that increased traffic and parking were not relevant. The property has a drive and a garage. He had been down and looked at the site. There would be no windows facing the school. HB This is a piece of agricultural land sandwiched between the school and a light engineering/semi-industrial work place with ancillary activities, partly owned by the applicant. The design is modest in size and scale and consideration has been given to the proximity of the school and its car park/playground. Vehicular access could be improved and be safer further back from the highway off the shared access. The design could be improved by relocating the garage to the other side to face the school, to give it more privacy and to allow for future expansion. Given the prime location all matters of design, scale, detailing, landscaping, access should be reserved for further detailed consideration. GH – asked if it could be tied to the engineering business. He felt it was a great design. SC Considering it fronts the road, the pastoral aspect is associated with agriculture not engineering. TC asked, 'What if the Engineering business collapsed?' He did not think the house should be tied to the business. TB agreed. **It was proposed by HB, seconded by TB and resolved with two votes against that the application be supported.**

PA15/01210 – Mr and Mrs D Blowers – The Godolphin Arms, Godolphin Cross, HELSTON, Cornwall TR13 9QY

Erection of two detached bungalows and one detached house

HB Reasons for concern: 1. The application is premature, too early. The pre-application advice was that no decisions concerning the pub be made for a year or so until its financial viability, or not be established and proven. This time has not yet passed. While it is understood that and accepted that private enterprise and business cannot be expected to run at a loss to support the aspirations of locals or to be a local amenity, however much valued it is felt that the recommended time be allowed to run before any decisions are made on the viability of the pub and its car park. 2. The decision and the tactic to separate the car park from the rest of the applicant/owners' site and buildings and from the pub and barn and to apply for new bungalows on what would then appear to be a clear unencumbered, unused site, causes even more concern. This is a far too simplistic approach, flawed and wrong in my opinion. There should first be a comprehensive and inclusive master plan and development proposal for the whole of the site, as an Outline Planning Application, indicating what is proposed and possible for the redevelopment/change of use for the pub and barn as well as the car park. It may well be that to find functional and commercially viable uses for the Listed Buildings, both rear amenity spaces and off street parking will be essential and preferable. To remove the car park from the whole picture at this stage would prejudice the future use and value of the other buildings, particularly those that are Listed. It would be a mistake. I understand that there may be certain 'Rights of Way', boundary and drainage and service issues on the car park area, which are contentious and need to be clarified and resolved before any permission is considered. If any new housing were to be permitted on this back land site so close to Listed Buildings, and notwithstanding any other housing development around them, they should be more traditional in appearance, in keeping with the Listed Buildings – for instance, using traditional dormer windows and not velux type. I cannot support the application. TC understood that a while ago an offer near the asking price for the pub had not been considered. There are always cars parked out the back. To use the car park in this way could mean that the pub will never be sold. GH agreed and could not support the application in this form. There are 5 parking spaces at the front, two presumably for the owners, two for the holiday lets, leaving one for the pub, forcing everyone in the summer to park on the cross roads which would be extremely dangerous. Re. the sewerage – there could be as many as 8 emptying into the area. The sewerage details have not been demonstrated. PG There has been a preapp. Can't support. This application is for 2 bungalows and a house. The house is far too large, out of keeping and does not look right. It is too tall and would interfere with the privacy to the bungalow on Forth Vein and the cottage – looking directly into it. The two bungalows take up all the car park. The pub will not sell without a car park so viability would be lost. The parking for the holiday lets is in the car park and there is no provision for their parking in this application. Can't support. Local knowledge speaks of an overvalued high market price. At the start bids were close to it. It appears not to have been properly marketed. If Cornwall Council wish to approve a site meeting should be held as the pub would be a substantial loss to the village and the application should go to the full Planning Committee. GH One parking space for each 5sqm of public area has to be provided. 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Parish Council and Parishioners. The drainage from the cottage opposite runs under the road where the new building would be. The house would use the car park soakaway and it is asked how the drains would cope. It was felt that drainage and service issues would need to be clarified and resolved. The house is felt to be far too large, too tall, (over 1m higher than the barns), and not in keeping. This is a Listed Building Area and any new building should be more traditional and in keeping with the Listed Buildings. Neighbourliness would be affected as there would be overlooking of the bungalow on Forth Vein and direct vision into one of the Parishioner's bedroom windows. Great concern was expressed by the Parish Council regarding the viability of the Public House should this application be approved. The two bungalows would take the car parking area and the holiday lets' current car parking area would disappear. There would only be 5 remaining parking spaces at the front of the pub: presumably - two for the owners and two for the holiday lets - leaving one for pub visitors, forcing visitors to park on the crossroads - an already dangerous area. While it is understood that private enterprise and business cannot be expected to run at a loss to support the aspirations of locals or to be a local amenity however much valued, it may well be that to find functional and commercially viable uses for the Listed Buildings, both rear amenity spaces and off street parking and even parking access to the rear will be essential. Parishioners who attended the meeting were most anxious, believing that the pub, at present an excellent meeting place for the villagers, would not be viable if the car park disappeared. It was noted, through local knowledge, that substansive offers made earlier for the pub were turned down. It is requested that, if the Officer wishes to approve the application, a site visit be arranged so that local people may attend and the application be referred to the full planning committee.

PA15/00870 – Mr B Sutton – Pordenack, Pengersick Lane, Praa Sands, Cornwall TR20 9SL

Demolition of existing extension and replacement with larger living space extension. Demolition of existing detached garage and replacement with new garage, relocation of road access, parking and driveway. Addition of PV solar panels

TB The red line boundary bordered by Cornwall Council dotted verge, black. Plan 01 boundary line incorporates the verges, and are larger on the 02 plan and even larger on the 07. Pordenack is on a rise of the hill. This was once The Warren and one of the photographs shows the access. It has a commanding view of Pengersick Lane seaward and sits high to Pengersick Parc (The Withey Field). The OS map: The importance of the position for driving out: easily observing traffic flow: particular approach to the blind corner from the village. The road is uphill – vehicles power up to round. Large vehicles – some take it wide. It is a dangerous stretch of road. I recall 1964 – no pavement with the verge. Owner – Pengersick Castle donated the stretch to Highways. The wall was demolished and taken back to provide safety for walkers with path and verge. 70s from the A394 Pengersick Lane descends: my son was on his motorbike and a fast car rounded the bend on the wrong side of the road. My son swerved into Dingley Dell entrance which saved his life. Pordenack proposal to alter entry/exit: across the verge further up the road: the vision to the vehicular flow from the village by the Higher Pengersick cottages will be lost until they swing round the bend with the assessment of speed lost. On the verge is the Highways grit box for residents to help themselves to grit the road when iced. Also: 3 service markers. Highways advice for suitability of alteration is important to be determined to also assist in the alteration of position of the garage. Pengersick Parc #1 – the boundary wall not higher than a metre. Pordenack boundary s. Adjacent to the road – the garden has been faced with high walls. So high that I question the stability. Recalling the build: photos supplied. The garage – excavation to a depth so close, may damage the structure of walls. The verge has been used to compliment the wall – stone chippings and boulders to stop vehicles mounting. There is a kerb – Cornwall Council road. The dwelling: the extension: retaining the roof height: blends. This century: Design uses a lot of glass – large windows, glass doors – to benefit from the light – a view. Solar panels@ to economise on the electricity grid with own provision and generally approved. The property updated for present day needs. HB I'm concerned that the proposed new access is less visible in both directions and less safe than what is there now. It worsens things, not improves. The replacement of the low level garage with a two storey construction and at a higher level too will be far more obtrusive and as drawn not an improvement, needing an enormous amount of groundworks, excavation and stabilisation to reform a steeply sloping frontage. If more parking is the issue surely certain enabling and levelling works could be undertaken at the existing garage level and adjacent flattish area to provide turning. The extension to the bungalow itself is very close to the adjacent property. I feel that a high vertical gable and wall to it is not in keeping with the rest architecturally and similarly a hipped end roof here would be far more appropriate, as would a hipped and trussed roof above the proposed new dining area instead of the flat roof and lantern light. Not a well designed or appropriate proposal. I cannot support. The site, location and building deserve much better. PG thought the design and layout very good and had thought that he would have done the same. He wished to support. **It was proposed by HB, and seconded by TB that the application be objected to but only 3 voted for this and 7 against. The motion was therefore not carried. It was proposed by PG, seconded by GH and resolved by 7 votes to 3 that the application be supported.**

PA15/01229 – Mrs J Lawrence – Land NW of The Croft, Rinsey Croft, Ashton, Cornwall TR13 9TW

Erection of a dwelling.

TC A difficult infill, 2 houses either side and not very wide. It could be said that if permission is given all the other areas would be able to apply. HB Great concern that giving Planning Permission to this site would set a wrong precedent in this rural area and would open the flood gates. This relatively undeveloped rural area between Ashton and Rinsey with a character of its own: with many long back gardens, open fields and paddocks and relatively undeveloped. I feel it should stay so. There are potentially another 10 sites similar to this one within the curtilage of Rinsey Croft, which, if developed in line with this, would totally change the area. The applicant is not a resident of the village and this site is not entirely separate and of 'no use' as is alleged. It is still a part of the owner's much larger land holding in Rinsey Croft and appears to be being developed piecemeal and could be the first of many. While we are all keen to support new housing of all types and sustainable development, there are wider and more important issues at stake here, concerning planning vision and zoning. I question as to whether Rinsey Croft should be so opened up to such development with the enormous changes in character that would inevitably result. I cannot therefore support this. GH It is a house in the Countryside and I would support. PD wondered if there is enough parking space for a 4 bedroomed house. PG Infill – would not support. SC – Greenfield – not support. **It was proposed by GH, seconded by PG that the application be supported. The motion received 4 votes for and 6 against. The motion was therefore not carried. It was proposed by HB, seconded by SC and resolved by 6 votes to 4 that the application be objected to for the following reasons:**
This is a relatively undeveloped rural area between Ashton and Rinsey with a character of its own: long back gardens, open fields and paddocks. It was felt that the site is not entirely separate and of 'no use', as stated, but still a part of the owner's much larger land holding in Rinsey Croft and appears to be being developed as piecemeal infill and could be the first of many. There are 10 similar sites within Rinsey curtilage. If these were developed the area would be totally changed. The Council is keen to support new housing of all types and sustainable development, but feels that planning vision and zoning are important issues here. It was questioned as to whether Rinsey Croft should be so opened up to such development with the enormous changes in character that would result.

PA15/01239 – Mr G Anstee – Wheal Metal Lodge, Engine House Cottage, Poldown, Breage, HELSTON TR13 9NN

Certificate of Lawfulness for the continued use of building as a single self contained residential unit

After discussion it was agreed that because of the lack of evidence the lawfulness had not been proven and more detailed analysis was required. SC stated that the position of the building that is shown is not in the curtilage of the named property. It was suggested that lack of Planning Enforcement expertise had helped the situation to arise. **It was proposed by HB, seconded by Sc and unanimously resolved that the application be objected to. It appears that the full history is not being shown and there is a lack of evidence. There are no bills, etc. that prove residency. The dates shown for when people have stayed there are not continuous and uninterrupted. The mobile home, as it has been referred to in a previous application, PA14/08753 (that was for holiday letting and was refused), and can be seen to be in its construction, is now being referred to as a residential unit. The mobile home is listed on many websites as Wheal Metal Lodge, a holiday home to let and dates are shown when the property is vacant. It cannot therefore have been used as a continuous residential property. There have been periods of vacancy. It appears to be a holiday letting unit that has also been used on occasions by family and friends. The Council feels that residential status has not been proven and that the holiday letting should be looked into as this application was refused. It was stated by a Councillor that the position of the building is not within the curtilage of the named property.**

PA15/01312 – Mr & Mrs Rickards – 6 Penlee Close, Praa Sands, Cornwall TR20 9SR

Extension to form garage and new vehicular access

TC It is to be at the end of a Close where there is not much traffic. It is a large garage and it will be tight on the west side of the boundary but if it fits – no objection. HB The applicant maintains that the garden (agricultural land) has recently been accepted as domestic garden by Enforcement but this application relates to the front of the site. The proposed new garage has a very different, awkward and unsatisfactory access from the service road,

with no room shown on the plan for manoeuvring, turning or parking. It is too close to the boundary and adjacent property. Site already overdeveloped and it would be better to relocate the boiler and plant and reuse the existing garage, or extend it a metre or so, where there is already plenty of room between it and the adjoining property, Feel it is inappropriate, too close to neighbours – do not support. **It was proposed by HB, seconded by RWB and unanimously resolved that the application be objected to. It was noted that the applicant maintains that the rear garden (agricultural land) has recently been accepted as domestic garden by Enforcement but this application relates to the front of the site. The proposed new garage has a very different, awkward and unsatisfactory access from the service road with no room shown on the plan for manoeuvring, turning or parking. It is too close to the boundary and the adjacent property, thereby affecting Neighbourliness. The site is felt to already been well overdeveloped. It is felt that a better solution would be to relocate the boiler and plant and reuse the existing garage or extend it another metre or so where there is plenty of space between it and the adjoining property.**

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON 27 FEBRUARY 2015

There were none.

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

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

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

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

PA14/10525 – Mr C John – Land at Higher Row, Plot 1 Higher Row, Ashton, HELSTON

Construction of new dwelling with internal garage, formation of access and biodisc sewage treatment plant

d) TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF REFUSAL OF PLANNING PERMISSION

There were none.

e) TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF WITHDRAWAL OF APPLICATIONS

PA14/11095 – Mr C Kelly and Mrs K Jones – Headlands, Shute Hill, Breage, HELSTON

Change of use of recreational chalet as listed by Condition 2 of PA10/04080 to a self contained annexe

PA14/11701 – Ms Amy Jenkin Coastline Housing Association – Land Adjacent to no. 10 Godolphin Crescent, Godolphin Cross, Godolphin

New single detached dwelling

f) TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF DISCHARGE OF CONDITION

PA15/00793 – Thomas Homes (Cornwall) Ltd - Poldhu ,Helston Road, Germoe, Penzance, Cornwall

Discharge condition 4 in relation to decision notice PA14/09662 dated 24.11.14- not all conditions agreed

11. FINANCE

a) To resolve to approve and sign the 9 month Financial statement

SC confirmed that he had checked the statement. **It was proposed by SC, seconded by GH and unanimously resolved that the 9 month statement be approved and signed.** The Chairman signed the statement.

b) Finance Regulations 6.6 To resolve to approve use of a variable DD for payments to British Telecom for Broadband.

c) To resolve that £200 of the 2015/2016 LGA MP 1976 s19 part of £800 grant already awarded for doors costing £380, be allocated of towards a new cupboard

It was proposed by PG, seconded by GH and unanimously resolved that£200 of the 2015/2016 LGA MP 1976 s19 part of £800 grant already awarded for doors costing £380, be allocated of towards a new cupboard

d) To resolve to approve March payments

no.	Name	cheque	Service/item	Net	VAT	Total
		103477	Cancelled incorrect payee			
		103478	Cancelled incorrect payee			
178	Ronnie Richards Memorial Charity	103479	Defibrillator and cabinet Ashton	£1,589.00	£317.80	£1,906.80
181	BT	dd	Telephone	£19.96	£3.99	£23.95
182	BT	dd	Broadband	£72.00	£14.40	£86.40
183	e-on	dd	Electricity StreetlightsSept HiwysAct 1980			
			s301 January	£261.99	£52.40	£314.39
184	SW Water	dd	Water Cemetery	£8.60		£8.60
185	SW Water	dd	Water Parish Rooms	£10.65		£10.65
186	BT	dd	Mobile	£17.50	£3.50	£21.00
187	HP Care Pack Sales	103482	Post Warranty Service Printer	£31.00	£6.20	£37.20
188	Mrs Drage	103483	Refund cost of mini cell Streetlight - not required	£76.00		£76.00
189	R W Beard	103484	2 cuts Cemetery/B&G greens/Breage Field			
			Dec/Jan	£427.00		£427.00
190	SSE Contracting Ltd	103485	WPD Costs Streetlight repairs	£3,938.13	£787.63	£4,725.76
191	Stephen Babbage	103486	Handyman duties	£104.08		£104.08
				£6,555.91	£1,185.92	£7,741.83
179	Mrs C L Macleod	103480	Salary February			
180	PO Ltd (HMR&C)		PAYE	£241.20		£241.20
	PO Ltd (HMR&C)		Employer's NI	£115.30		£115.30
		103481		£356.50		£356.50
192	Mrs C L Macleod	103487	Travel 18.5 mls @53p	£9.80		£9.80
			parking	£1.00		£1.00
				£10.80		£10.80
193	Mrs C L Macleod	103488	Petty cash reimbursement	£7.91		£7.91
194	P Treloar	103489	Caretaker salary February	£32.00		£32.00
				£6,963.12	£1,185.92	£8,149.04

- e) **To acknowledge receipts**
Cemetery fees: £880; Donation: £1,589 Ashton defibrillator; Admin: £5
- f) **Clerk to provide Bank balances**
As at 28 February 2015: Current reconciled: £3,979.32; Tracker: £37,771.06; petty cash: £142.09; Total including Petty cash reimbursement: £41,900.38

12. FOOTPATHS

- a) **To resolve to accept the 2015/2016 SWCP grant of £1,670.98**
This is less than last year, £1,918.45, as the National Trust areas have been removed
It was proposed by PD, seconded by HB and unanimously resolved that the 2015/2016 SWCP grant of £1,670.98 be accepted.

13. HIGHWAYS

- a) CC have agreed to look at the bramble area on the Old Coach Road
CR reported that nothing has been done to remove the brambles. **It was proposed by CR, seconded by RWB and resolved by 9 votes to 1 that the Clerk write to Galliford Try to see if they own the area in question.**
- b) The Pengelly road area has been repaired and thanks expressed
- c) Bin at Pengersick Lane –The operative that empties the bins in Praa Sands says that the bin is well used in its current location. It is felt that it may be counter-productive to move it. CC in the process of reviewing the locations of all bins to ensure they are positioned in optimum locations. Request will be noted as a bin may become available as part of this process.
To resolve to clarify where requested bin would be located to ensure that if a bin is provided in the future, it does not cause an obstruction on the footway, or an offence to neighbouring properties
It was proposed by TB, seconded by CR and unanimously resolved that if possible a bin be located close to the Pengersick Lane bus shelter opposite the Post Office
- d) Drain Trewithick Road, Breage - A bolt hole into a field is partially blocked a gang sent there last Monday morning to dig it out
- e) CR reported that the drain at Trewithick Road has not been cleared out.

14. STREET LIGHTING

- a) **To resolve to refund £76 to Mrs Drage**
The mini cell for the light at Trescowe for which Mrs Drage have paid £76 is no longer necessary as SSE have managed to switch the light on
It was proposed by RWB, seconded by PG and unanimously resolved that the money paid by Mrs Drage for the mini cell be refunded.
- b) **To consider whether a new metal column on the road side be installed for Trew light 061BA subject to approval from highways.**
There would also need to be a wayleave from the property owner to trench across their drive to run a service from the existing pole to the new one. Approximate costs for these works would be between £1200 and £1500 exc. VAT
After discussion **it was proposed by TC, seconded by GH and unanimously resolved that a new metal column on the road side be installed for Trew light 061BA should not be fitted.**
- c) **Light on Ashton Snooker Hall** – To discuss the possibility of fixing the new light fitting to an adjacent post and retaining the disconnected old lantern
The Clerk advised that this would cost approximately £1,200 + VAT. **After discussion it was proposed by RWB, seconded by SC and unanimously resolved that the new light fitting be attached to Ashton Snooker Hall and the old lantern fitting be removed.**

15. CEMETERY AND CLOSED GRAVEYARDS

- a) Funeral for John Hubert Gribble Williams was held on 19 February 2015
- b) Funeral for Cecil Adams 2 March 2015
- c) As instructed, a letter has been sent to the solicitor regarding the fence panelling that has been attached to the Cemetery fence and the removal of the boundary wall
- d) GH said that he had seen the Clerk prior to her attending a funeral on a day when it was atrocious weather. She advised him that she had purchased a hooded raincoat. He suggested that the Parish Council that it should pay the cost of the coat as the Council had a care of duty to provide relevant clothing. After discussion **it was proposed by GH, seconded by SC and unanimously resolved that the Clerk be reimbursed for the cost of the raincoat to be used whilst attending funerals on behalf of the Parish Council.**

16. PRAA GREEN

- a) **Parking - To consider suggestions from the Handyman and to resolve to instruct him to carry out the relevant work**
The Handyman had offered 2 alternatives: 1. To use the soil and stones there and build a bund to prevent parking and 2. To use wooden posts painted white to prevent parking
After discussion **it was proposed by GH, seconded by TB and unanimously resolved that the Handyman be asked to carry out item 1.**
- b) Byways sign – A new sign is being printed so that the letters cannot be peeled off

17. BUS SHELTER

- a) To discuss the required position of bus shelter Breage After discussion it was agreed that the bus shelter would be better situated on the verge opposite Shute Hill, Breage, past the Trewithick Road turning, before the raised bus stop . **It was proposed by TC, seconded by GH and unanimously resolved that the bus shelter be positioned as stated.**
- b) **To request a grant for a bus shelter at position agreed in a)**
It was proposed by ID, seconded by SC and unanimously resolved that a grant be requested to site a bus shelter on the verge opposite Shute Hill, Breage, past the Trewithick Road turning, before the raised bus stop

18. REPLACEMENT OF MEMORIAL PLAQUE NANCEGOLLAN

- To discuss the inscription for replacement of memorial plaque to people who served in WW1
CR had checked with Martin Matthews who had never heard of the plaque. SC knew there was one there. It was agreed that this would be a good token regarding the WW1 remembrances. **TC proposed that SC pursue the matter and find costings for a plaque, this was seconded by GH and unanimously resolved.**

19. GRANTS POLICY AND PROCEDURE

- a) **To resolve to update the grants Policy and Procedure**
PG commended the update that he had forwarded to Councillors and **he proposed that the new Grants Policy and Procedure be adopted. This was seconded by GH and unanimously resolved.** PG was thanked for producing the Policy.

20. REPORT FROM CLERK

- a) The Clerk had received a reply that the knotweed on the A394 adjacent to the Breage Playing Field had last been treated on 7 October 2014.
- b) Godolphin Wreath Laying Victory weekend – do you wish for the PC to be represented? **It was proposed by PG that Mr Dunn be invited to speak for five minutes at the next Parish Council meeting about this event and an item put on the agenda to discuss the outcomes, seconded by GH and unanimously resolved.**
- c) RoSPA Play area inspections will take place in April. Ashton has requested an inspection this year
- d) Ashton Trustees – Still no reply. Too busy – away 'til middle of March.
- e) Light Shute Hill – CC have been informed but no reply.
- f) Slurry water at Crevets Farm. Replies from Environment and CC. Environment states that the flow running down the road at the time of the visit was substantially clean compared to previous occasions and gives no cause for concern that it will be causing any impact on the stream. 'This flow is I believe the result of rainfall onto the roofs and yards which provided it does not become contaminated with slurry is acceptable to drain to the stream. The fact that it runs down the road and can freeze in the winter creating a driving hazard may be something that the highways department would take up for you, but does not fall within my remit.' CC says that it is not affecting the Highway.
- g) Spinal Injuries Ass. Request to advertise fish and chips supper on website – have done this for a few years now. Agreed.
- h) Phone kiosk Carleen. The Clerk not yet paid £1 as in the contract it says that one should consider legal advice. I contacted CC to see what they think and had reply: 'If you already own the land the box stands on or are planning to move it onto land owned by the parish council, then this will not be a land transfer (although the reasons for the warning will remain the same). Again, if you wished to have advice on the terms of the proposed contract, I can ask one of my colleagues to provide an estimate for this. 'Conversely, if the parish council does not own the land on which the box is sited and wish to retain it in situ, they will either need to buy the land or come to some other arrangement with the landowner (e.g. a lease or licence) to ensure that its continued presence does not become a trespass and I would be happy to assist with this.' PD believed the land is owned by Carleen Village Hall. **It was proposed by GH, seconded by RWB and unanimously resolved that PD make enquiries to see if it is owned by the Village Hall and if the Committee would be willing for the kiosk to remain there.**

CR left the meeting at this point.

- i) AONB survey – 30 to 50 minutes – A review of the Management Plan 2011-2016. Ask that a survey be completed. The Clerk asked if anyone wished to volunteer. There were no volunteers.
- j) Praa Sands beach steps. The Beach Ranger had informed the Clerk that sand levels have improved and she has therefore proposed to Jon James that we now remove the barriers (which people have pinned back again at the moment anyway) and instead put a permanent caution sign on the railings at the bottom of the steps to warn people to be mindful of changing sand levels. She provided an example of what the sign will look like for BPC's reference and said that she will also get the barriers removed from site as well. She has also recommended repairs are done to the steps but will continue to monitor them as part of her monthly inspections. In the meantime the steps by the Beachcomber café have now been repaired.
- k) Praa Sands Sand Dune & Beach Management - Site visit PS 9 March at 9.30 a.m. – Can provide written information if preferred.
- l) Cormac – invited to a drop in 12 March 10 am to 5 pm – Eden Project the Gallery Room. How to comply with building legislation compliance.
- m) SLCC - Microsoft Office courses.

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

SC spoke about the Community Network (Helston and South Kerrier) meeting. Minutes had already been distributed. They have ideas for projects that need doing – a Community Initiative with people to help. It had been suggested that all get together and buy a tractor and flail so hedges and verges could be trimmed. However, Porthleven already has a tractor and this was opposed.

Carleen Village Hall

PD - Flea Market on Saturday; Soup and pudding Lunch on 20th; Quiz on Saturday 21st.

HB – The Community Shop at Ashton had been officially opened by Andrew George with Barbara Quinlan cutting the ribbon after 7 attempts! The event was well supported by local residents.

TC – Ashton defibrillator – thanks to the PC for help with the purchase. He had contacted two MPs with regard to VAT charged on the defibrillators for villages. The footpath at the rear of Ashton Village has been filled with rubbish. OPD would check with Hamish Gordon.

TB – The Penzance Neighbourhood Plan. She had been to look and had circulated documents to the Councillors. It is open for a further week and she recommended it. The questionnaires contain a variety of questions that would be helpful if Breage considers a Neighbourhood Plan. She wondered if the Chairman would come and give a chat.

22. CORRESPONDENCE

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

MEP – Press Release

Christine Toms – Toilets Praa Sands

CC- Planning Focus Report

CC – Free Community Transport Training

CC – Renewable Energy Supplementary Planning Document

Cornwall AONB – Annual Conference 7 March 2015 RC Showground

University of Exeter – 10 Years of Geography at the Penryn Campus (Outstanding achievements of Geography), 27 March 2015 1 p.m. to 4.30 p.m. and 5 -7 p.m.

Community Energy Plus – Community Energy Switch

DCMS –Entertainment Licensing Reform from 6 April 2015

Rsn – Weekly newsletter 9 February 2015

Cornwall Countryside Access Forum – Minutes 27 January 2015

CC – Localism and Devolution Information Bulletin

MEP – Press release better labelling

CC – Libraries and One stop shops

MEP – Video Blog

SLCC – Digital Engagement for Councils Course

Towednack Parish Council - Hosting a meeting at the Gilbert Hall on 3rd March at 7pm. Cornwall Council Ecologist, Natasha Collings-Costello and James Macfarlane (Vegetation Advisor, Cormac) will talk about matters such as invasive species on hedgerows and riverbanks and how to maintain and improve our immediate environment as a 'larder' for pollinating insects

CC - Notice of Submission of the Cornwall Local Plan: Strategic Policies to the Secretary of State for Communities and Local Government

Christopher Dunn – Godolphin Victory Weekend 23 & 24 May 2015. Memorial service Godolphin Pub, 2 p.m. on 23rd, followed by wreath laying

Rsn – weekly newsletter 16 February 2015

PCDT – February bulletin

Rsn – Rural Vulnerability Service Broadband February 2015

Rsn – Health and Well-being seminar 3 March 2015 Worcester

CALC – Newsletter and LIAS briefings

To note any correspondence received since the agenda was published

Rsn – weekly newsletter 23 February 2015

AONB – Advert for full time Development Officer

Rsn – Spotlight on Older people in Rural Areas

Vital venues - - Newsletter February

MEP – Clean Air

MEP – Spaces for Strasbourg visit

Rsn – newsletter 2 March 2015-03-27 SWCP – Newsletter

23. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA

Mr Dunn; Greenways other space where cars are parking in a passing only place – bund?; Enforcement Orders not pursued that have slipped through the net

24. TO CONFIRM THE DATE AND TIME OF NEXT MEETING

ORDINARY PARISH COUNCIL MEETING TUESDAY 7 APRIL 2015, 7.00 P.M. IN THE PARISH ROOMS

This was confirmed

25. EXCLUSION OF PRESS AND PUBLIC

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

This was unnecessary as no public or press were remaining.

26. TENDERS 2015

a) To examine received Tenders Grass Cutting contract 2015 -2018

Discussion was held. It was agreed that the Ashton Amenity Field could not yet be included in the contract as BPC had not yet managed to obtain ownership.

b) To resolve to award Grass Cutting contract 2015 -2018

It was proposed by PG, seconded by TC and resolved with 1 abstentions that the Grass Cutting contract 2015 -2018 be awarded to R Sanders of Helston at £3,480 p.a. This to exclude the Ashton Amenity Area. It was proposed by RWB, seconded by TC and unanimously resolved that in due course the Ashton Amenity Area be included in Mr Sanders contract at £1,620 p.a.

c) To examine received PROW Tenders 2015-2018

Discussion was held.

d) To resolve to award PROW contract 2015-2018

It was proposed by PD, seconded by HB and unanimously resolved that the PROW contract 2015-2018 be awarded to R Sanders of Helston at £3,665.87 p.a.

27. INSURANCE

To resolve to accept the insurance quote from Came and Company

It was proposed by PG, seconded by TC and unanimously resolved that the insurance quote, £909.43, from Came and Co be accepted.

The Clerk left the meeting at this point.

28. CLERK/RFO's APPRAISAL MEETING

- a) Writing up: The appraiser should write up a report of the interview and give a copy to the appraisee at the conclusion of the appraisal or as soon as possible thereafter.
- b) Signature: The completed form should be given to the appraisee to consider, adding any comment and to sign it and the appraisee should then return it to the appraiser.
- c) Records: The appraiser will make three copies of the signed form and:
 - give one copy to the appraisee to keep
 - keep one copy for his or her own records
 - one for the central confidential personnel records

The appraiser is responsible for ensuring that any further action is taken as agreed at the appraisal

ID stated that the Clerk should have an appraisal every January.

d) Pension Scheme – to consider advice from CALC

The Clerk would prefer a simple gratuity but more information is required for this decision and it will need to be discussed at the next meeting if this information is then available.

e) To ascertain Day rate for working holidays

It was agreed that the Clerk should take the amount of leave she normally does at Christmas: 10 days and try taking a week in August this year.

If it is proved to be impossible for the Clerk to take all the allocated leave it was proposed by RWB, seconded by ID and unanimously resolved that any outstanding leave at the end of the year should be paid at a daily rate of 7 ½ hours.

f) To discuss the possibility of Clerk's rise to LC2 level

This was discussed and agreed that the Clerk meets the conditions for being on LC2 level. **It was proposed by ID, seconded by RWB and unanimously resolved that from 5 April 2015 the Clerk would be paid at LC2 point 26 at £11.922 an hour (part-time rate).**

29. CLERK'S CONTRACT

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

It was proposed by PG, seconded by RWB and unanimously resolved that ID would provide the necessary updates to the Clerk/RFO's contract.

There being no further business, the meeting closed at 10.45 p.m.

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

At 7.03 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.

The applicant spoke re. PA15/00870 saying that a single skin would be replaced by a environmentally friendly double skin. The removal of the existing access is necessary as elderly relatives cannot enter the house via the 2 ½ m elevation. The garage needs to be rebuilt.

Objectors to PA15/01239 had copied their letters of objection to CC to BPC. Concern was expressed regarding a previous application that had been refused for holiday rent now appeared to be being submitted again. BPC was asked to reject the application. It was stated that the building was assembled as a sectional building forming a mobile unit. BPC was asked to raise objection as it is not clear if this is a mobile home or a building. It was felt that there is no evidence that the structure is used and occupied as a single dwelling house on a permanent basis. It is advertised for commercial holiday rental on several sites on a year round basis with reviews from holidaymakers who have used it 2012-2014. It therefore appears to be a holiday let used as incidental accommodation for friends and family. The PC was asked to raise objection.

The Planning Consultant for PA15/00985 spoke about the proposed house between the school and the business, thus reducing the owner's need to travel to work. It was not felt necessary to tie the house to the business. It is excluded from the Conservation Area. He spoke about affordable housing development on the A394 infill. **It was proposed by TB, seconded by HB and unanimously resolved that a question may be asked by Councillors.** It was asked if the area next to Troon Row was the area the consultant had spoken about re. development. It was stated that this area had not been identified as possible for development. It had been turned down by the PC and CC.

Objection was raised by several Parishioners to application PA15/01210 as the proposed building would be overbearing, too high and overlook into bedroom windows. With the development on the car park and the car park disappearing it was felt that there would not be adequate parking for the pub to be run as a going concern. There was a complaint that only 7 letters had been sent out advising of the development of the car park. The PC was asked to object to the application. The 2 storey building in the alleyway caused concern regarding drainage.

There was objection to application PA15/01044. The 'wooden shed type building' is so large it would fill most of the lawn of the rear garden. No provision for car parking. An area of ANOB and a precedent would be set if this was permitted in a back garden. The online details given by Cornwall Council do not include a Design and Access Statement, so the reason for this Application is not clear. However, if the proposed building is to be used as affordable housing or for holiday letting it would require better would be very difficult. The ancillary does not appear to be essential.

Public participation ended at 7.25 p.m.