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**MINUTES ORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS  
BREAGE ON TUESDAY 4 NOVEMBER 2014 AT 7.00 P.M.**

Present: Cllr Mrs R Wyvern Batt (Chairman)

Cllr T Ackland  
Cllr Mrs T Board  
Cllr H Bradford  
Cllr S Caddick  
Cllr Mrs P Darby  
Cllr I Davis  
Cllr P Greenough  
Cllr G Higginson  
Cllr Ms C Rashleigh

Mrs C Macleod (Clerk)  
3 Members of the Public

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

**1. FIRE EVACUATION PROCEDURE**

This was read out by the Clerk.

**2. APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Coleman who was attending an Ashton Village event raising money for a defibrillator in Ashton; from Cllr Best who was unwell; from PCSO Fuller and from Cllr Keeling who was attending another meeting.

**3. POLICE REPORT**

As PCSO Fuller was unable to attend the meeting the Clerk read out the report that he had provided.

Police report compiled by PCSO 30640 Ashley Fuller

'Please accept my apologies as I will not be able to make this meeting.

'The amount of crimes reported in the Breage area for the month of October was 6. One of these crimes has a very long possible committed time but has only just been reported.

**'Praa Sands:**

Theft- undetected, no further lines of enquiries to take.

**'Godolphin Cross:**

Theft- Wood taken from a house. Still be investigated.

**'Breage:**

Criminal damage to a motor vehicle. Under investigation.

**'Ashton:**

Assault on a person causing them ABH. This was filed as the assault came as a result of the alleged offender using self defence.

Dwelling Burglary - chicken feed and property stolen from feed shed.

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

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

**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).**

GH declared a pecuniary interest in Planning Application PA14/09831 as he is in the same business.

**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**

**5. TO CONFIRM THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING 7 OCTOBER 2014**

The Chairman led Members through each page of the minutes asking for accuracy corrections. **It was proposed by TB, seconded by TA and unanimously resolved that the minutes of the Ordinary Parish Council Meeting on 7 October 2014 be signed as a true and correct record.**

**6. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman reported that she had helped with Godolphin Village Christmas lights and it is hoped that they will be finished on Saturday.

## 7. PUBLIC PARTICIPATION

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

A question asked by a member of the public during this public participation session shall not require a response or debate

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

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 7.05 to 7.10 p.m.

## 8. REPORT FROM CORNWALL COUNCILLOR

As they had all received a copy of the Cornwall Councillor's report Councillors were happy that it was not read out. A précis version is given below. The full report may be viewed on the Cornwall Council website.

'Newquay airport is now in receipt of a new contract from Flybe. An announcement last week confirmed that Flybe has been awarded the contract to operate the air service between Newquay Cornwall Airport and London Gatwick for the next four years. The new service, which formally began on 26 October, is supported by a Public Service Obligation which will see up to £2.8m of funding support provided by the Government over the next four years to safeguard the vital air link. Devolution continues to be a major topic for local government. I will be going to the County Council Network conference later this month at Marlow, Bucks to represent Cornwall Council and the matter will be fully explored by most of the large county and unitary authorities.

The budget will be set on the 25<sup>th</sup> of this month with a proposed rise in council tax of 1.97%, just below the government's cap. Several consultation events have been held across Cornwall on the impact of the £196m needed to be saved over the next 4 years.

Staff redundancies and as part of the budget proposals; there will be a total of 369 posts removed from the organisation in this financial year. However, heads of service have been managing vacancies and not filling them permanently when people have left so the total number of expected redundancies will be in the region of 280.

'I had a meaningful telephone conversation with George Eustice reference protection for residents in rural areas from excessive field runoff. The problem is particularly bad in Sithney parish, with its hilly terrain, and is causing much grief to those residents affected. The matter of soil protection will be addressed in the emerging revision to the Common Agricultural Policy. I am also in consultation with senior Environment Officers to try and find a solution to blocked gullies and other flooding issues.

'Of course the inevitable planning matters that crop up at regular intervals. The most meaningful comment I had last month was, quote; "The grant you gave to us to put on an event; gave us the confidence to do more and more in the community". Wish I had a much bigger budget to do more for all community groups.

I attended community meetings with the Sithney Community Group and Godolphin Cross Village Association. I noticed there is a lot of fund raising going on at the moment for defibrillators to be kept available for emergency use and I see that Ashton Village is actively fund raising for one to be installed in the village. A number of Cornwall Councillors are also promoting defibrillators to be installed in all public places throughout Cornwall and I have pledged money towards these little miracle units.'

## 9. PLANNING

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

#### PA14/09048 - Mr C Kelly and Mrs K Jones - Headlands, Shute Hill, Breage, HELSTON

Removal of condition 4 in relation to decision notice W2/PA06/01099/F dated 24.08.2006 Permitted Developments Rights restriction

HB stated that he does not agree with the Planning Officer's opinion that the six-tiered test in the NPPG is proven and he considered that the test of necessity is proven and that this site is appropriate for the condition, rightly placed on it previously, to be upheld.

The site does not adjoin existing dwelling houses in the planning sense of the word, it is situated behind them. It has no frontage onto any street. It is on the edge of the village development extending beyond it into green land at the back of it. It is an isolated, one-off, backland site and is back-fill. Its only access is very narrow and is shared by the adjacent property and pinched between two established properties and gardens. With very restricted and obscured views from this access, very close to a potentially dangerous junction on Shute Hill. It is not felt that it 'integrates with the greater development area,' as maintained. **It was proposed by HB, seconded by TA and unanimously resolved to object to the application as it was felt that the conditions that were attached to the original conditional planning permission are still relevant and are good reasons why condition 4 should not be removed. No justification for the removal has been made.**

#### PA14/08674 - Mr & Mrs Veal - 1 Bakers Row, Breage, HELSTON TR13 9PH

Proposed new dwelling at land 1 Bakers Row, Breage, HELSTON

CR believed the road to be very dangerous. There are always many cars parked on Pellor Road, past Baker's Row. There is no escape if one needs to pull in quickly. TA agreed and said that this has previously been noted. SC noted that this does not appear to come into planning considerations. HB spoke sympathy for the applicants' aspirations as this is well designed, detailed and presented. It is just the wrong house on the wrong plot in the wrong part of Breage. It is out of character and scale of the other historic cottages and houses of Breage and at odds with the aims of the Conservation Area, especially those properties facing it. On this small plot it would be overdevelopment, facing onto and with vehicular access from a narrow rear service lane, rather than Baker's Row itself. This is a very tight site for adequate parking, easy turning and safe access. The house should be smaller in footprint, in scale and in height on such a small site. More note should be taken and reflected of the style, scale, detailing, fenestration and materials of its neighbouring properties. The applicant was urged to consider this and submit a revised design. GH agreed that the design would stand out however much landscaping is used. He found it totally inappropriate. PG added that there is enough room for a dwelling on the plot but this one is too big for the surrounding area. It is very close to the boundary at the back and needs to be smaller and more central to the plot. SC felt it to be out of character and added that the immediate neighbour had expressed concern. **It was proposed by GH, seconded by PG and unanimously resolved to object to the application as it was felt that the physical size and character of the proposed dwelling would be totally inappropriate and more suited to a different site. It was felt that a smaller dwelling would be more in keeping in the Breage Conservation Area and that the proposed design would stand out and look out of place however much landscaping is planted. The proposed position was felt to be very close to the back boundary. It was suggested that a smaller and more central dwelling would be far better and it was suggested that revised drawings of a smaller and more traditional design that is more in keeping be submitted.**

#### PA14/09069 - Mr C Jones and Mrs K Jones - Headlands, Breage, HELSTON TR13 9PD

Removal of condition 2 of application W2/PA09/01344/F - The chalet shown on the approved plans shall be used only for purposes incidental to the enjoyment of the dwelling now known as 'Headlands', Shute Hill, Breage

This application had been invalidated by the Planning Officer and was therefore not discussed.

Clr Higginson left the room at this point.

#### PA14/09831 - Haulfryn - Praa Sands, PENZANCE, Cornwall TR20 9SH

Application for the modification/discharge of a planning obligation namely revoke Section 106 under PA97/00225/F as a planning appeal has been upheld for the upgrading and re-layout of Haulfryn Praa Sands which involves the siting of holiday caravans on land previously used as seasonal camping site (APP/D0840/A/13/2207978 - PA13/00724)

TB still strongly felt that the condition should be held onto and not let go. She wished to draw attention to the history. She stated that this is not just a caravan in a garden. It is one-ownership of a large acreage. She felt that doing away with this green land and joining up the settlements had now kicked the Council into touch. TB and HB had produced the following:

*Breage Parish Council has made comment regarding the appeal decision as it believed to be very relative to this S106 proposed revoking which the Council objects to.*

*HAULFRYN PRAA SANDS HOLIDAY VILLAGE*

*APPEAL DECISION 11/08/2014*

*Breage Parish Council unanimously and very strongly disagrees with the Inspector's decision and does not consider that the proposal is acceptable in planning terms or that the Appeal should succeed.*

It is wished to draw your attention to two matters of great concern:

ONE

The long and very relevant PLANNING HISTORY of this important site, which to the Parish Council appears to have been given scant consideration, weight or value in the Inspector's Appeal Decision document.

#### PLANNING HISTORY

1943-1973 Cornwall County Council Western Division was the Planning Authority for Kerrier with offices in Alverton Road, Penzance.

1970 June records (page 18) confirm: "requested preview of any major or contentious applications prior to its consideration by the Sub Committee and had a flat but polite refusal to such application".

1950 planning permission given to TWO CHIMNEYS CARAVAN SITE.

1954 planning permission given to PENGERSICK CARAVAN SITE.

This was prior to the establishment of the ANOB in Breage Parish, south of the A394.

In the 1970s Breage Parish Council was given access to planning applications NOT held in public, to begin with, and established that without any prior consultation with Breage Parish Council.

17 planning consents had been given to TWO CHIMNEYS CARAVAN SITE and 9 planning consents to PENGERSICK CARAVAN SITE.

1973 Kerrier District Council site meetings confirmed that the sites had different owners.

1997 Mr E G JELBERT appears as the owner of BOTH sites, although the land, which is the subject of this S106 Application, is in the TWO CHIMNEYS CARAVAN SITE.

1997 The Application PA 97/00225F made by Mr Jelbert, recorded in the History Card of Pengersick, confuses the land in question

The map attached to the Application clearly defines the limit of this land with a RED LINE within the entire ownership which is edged with a blue line.

1997 The History card for this Application PA97/00225F which was approved 20/11/98 CLEARLY states:

"continued use of land as a Seasonal Camping Site"

Location Praa Sands Grid ref: 5790-2862 April 1997

Mr E G JELBERT 20 Nov 1998

1998 NOTICE OF CONDITIONAL PERMISSION (plan attached was dated Nov 1998).

1. Fields no: 9365 8761 and 7761

2. Area in brown shall not be used for camping, and Public Footpath (41) not to be affected by the development on field 9365

3. A MAXIMUM OF 60 TENTS shall be pitched within the area edged red on the approved plan at any one time

Reason given: "IN THE INTERESTS OF THE VISUAL AMENITY OF THE AREA".

"This permission is issued following the PLANNING OBLIGATION under SECTION S106 of the TOWN & COUNTRY PLANNING ACT 1990 (as amended) entered into between Kerrier District Council, Ernest George Jelbert and the National Westminster Bank plc and dated the 13th day of November 1998".

This S106 condition was clearly to restrict camping and caravans on the remainder of the applicants holding.

The site Plan provided in 1998 clearly illustrated the ownership encompassing THREE fields.

The Section 106 Agreement and condition clearly was a 'concession' to that central field, which previously was on OPEN SPACE on the site, (and which once contained a mine engine shaft), to have the benefit of 60 TENTS and NOTHING ELSE.

Kerrier District Council welcomed the AONB.

Applications for camp sites within 5km of the coastline could be and were resisted, but established sites could not be rescinded, only CONTAINED.

THIS SITE IS NOT BEING CONTAINED AT ALL

Two other sites for camping at Praa Sands are Pentreath to the west and Higher Pentreath, both simple farm sites in fields with limited facilities, compared with those at the Haulfryn site, with no room for expansion

TWO

It is agreed that the main issue here is the effect of this proposal on the character and appearance of the area, having regard to the location within the Cornwall Area of Outstanding Natural Beauty (AONB).

And the Parish's and Parish Council's concerns do very rightly relate to the central area of the site, (and the subject of the S106 Agreement), which has always been allocated and used for camping and latterly some touring caravans 'of a transitory nature', and not for permanent static caravans.

However,

1. The views of this central area, when seen by neighbours, residents and the general public passing by on foot, by car and on buses, may well be "quite restricted" and partly screened by hedgerows from public roads etc., but nevertheless it is still a very important green 'open space' relatively speaking, and should NOT BE surrendered so willingly and for such a reason.

2. It is an important green 'buffer-zone' between the high density development on both the upper and lower parts of the site.

3. It is an important 'link' with the existing agricultural land and other green spaces on either side of it, essential both visually and as uninterrupted, protected and safe transit ways/routes for local wildlife.

4. It is a very attractive 'green' amenity space, for the use of the occupants of the site.

A welcome and much-used area and the ONLY UNDEVELOPED GREEN SPACE REMAINING, which is well used during the months when there is little or no camping or touring caravans, where residents can sit, walk, picnic, walk their dogs, and children can play in safety.

5. With reference to Item 6 it is not considered that this space is "dominated by the holiday homes and associated development" on both sides.

In fact quite the opposite!

The very presence of such a green central area just 'being there' gives a very welcome visual 'relief' to the already high density of static caravans on both sides of it and to their impact on this already well-developed Holiday Site.

It really is a green 'oasis' within a strictly regimented, formal and high-density layout of metal-roofed static caravans, with all their associated hard-standing and tarmac access and service roads.

6. With reference to Item 7, it is considered that the harm to the AONB will be considerable and it will NOT 'be limited by hedgerows'.

This part of the site makes a positive and enormous contribution to the open plan character of the AONB, and it would NOT be so if yet more permanent static caravans were introduced into it.

7. It is also considered that neither the proffered use of so-called "muted colouring" for the metal roofs of the static caravans or the very limited small-scale landscaping proposals as drawn, would do anything to mitigate the impact of the LOSS OF THIS AREA or the affect of more static caravans on the site, and is NO justification for removing the S106 Agreement.

8. Referring to Item 8, it is considered that there are NO REAL BENEFITS AT ALL in this Proposal as stated and that the "more attractive overall appearance of the holiday park due to layout improvements, use of sympathetic materials, landscaping, and economic benefits" as alleged or hoped for, are NOT this at all. They are VERY minor alterations, and a tinkering with small-scale peripheral details and NOT REAL or VALID improvements or benefits.

All of this does nothing to make up for the loss of this open space and given the small scale of landscaping proposals, the lack of detail, and the general paucity of specification and information concerning this, it is hard to understand the basis for such a strong opinion.

9. It is not considered that the economic benefits "appear to be substantial", no evidence can be seen of this in fact, in practice or on site, and the figures quoted are believed to be very optimistic and misleading.

10. It is not considered that the so-called 'Master Plan' this new layout purports to represent would be an improvement, either in terms of layout, quality and appearance, or in landscaping terms. In fact, it would be quite the opposite!

It worsens the site by adding even 'more of the same' where it was NEVER intended.

11. The very last remaining available open space would be taken by this Application, just to add more and more static caravans leaving only a small existing Play Area at the top of the top site, and an open space at the bottom of the lower site adjacent to the Sewerage Treatment Plant, where the land does flood and is virtually unusable, and where the stench already is obnoxious and at times unbearable.

12. It is not considered that there will be a "reduction in the number of pitches overall" in real terms:

A pitch to accommodate a tent, with or without a car, occupies far less ground than a single static caravan, each with its own dedicated permanent base, hard standing, parking space and service connections, etc.

This green open site, with permission for just 60 tents, enjoyed as open land for 6 months of the year and not occupied at all during Haulfryn's ownership, will suddenly be filled with:

28 SINGLE CARAVAN 'PARK HOMES'

7 DOUBLE CARAVAN 'PARK HOMES'

42 PERMANENT VEHICLE PARKING SPACES

3 TARMACADAMED SERVICE ROADS

1 TARMACADAMED 'THROUGH'ROAD for those occupying the north Two Chimneys Site and the south Pengersick Site to be able to visit the Leisure Centre and the Golf Club.

13. The Parish Council completely disagrees with the Inspector's view that 'harm to the ANOB must be tempered by the limited impact I have found' and that 'it is outweighed by what I consider to be substantial economic benefits'.

To the contrary: it is considered that the LIMITED ECONOMIC BENEFITS there may be, should and must be tempered by the SUBSTANTIAL IMPACT that DEFINITELY WILL result!

NO tangible evidence of real 'economic benefits' that could be considered as "substantial" can be seen and it is not considered that the removal of the S106 Agreement in this particular AONB has only "limited impact". It would have ENORMOUS IMPACT!

14. The present site appears to be well-run and successful, and does not need to add more static caravans on this central area of the site to sustain itself or its staff and employment levels.

The additional investment costs needed to increase the number of static caravans and the infrastructure for them, to increase the size of the Leisure Centre to serve them, and to increase the already inadequate capacity of the Sewerage Treatment System and Plant, together with the LOSS of income from seasonal 'transitory' customers outside High Season in touring caravans and camping, would all be considerable and could well off-set any alleged financial benefit.

Haulfryn is a successful and growing National Company with each site structured to maximise its revenue and profit, and with its HQ OUTSIDE PRAA SANDS and OUTSIDE CORNWALL.

Owners of Static Caravans 'Park Homes' do not own the land and their rent and service charges etc. all contribute to site maintenance.

Some of the staff are part-time.

Occupants are persuaded that there are 'social' benefits being on the site - 'a village in itself'.

Praa Sands Village ALSO has businesses, and the proprietors LIVE IN PRAA SANDS and IN CORNWALL, (unlike Haulfryn).

Haulfryn's changes of management and the formation of this 'one caravan site' has resulted in a considerable LOSS to the local economy.

What has been for generations a familiar and much-loved tourist village and beach, for the 'bucket & spade brigade', changing weekly or fortnightly, with families and youngsters returning year after year, is no more. At the height of this summer, the site and beach were so QUIET. The beach was no longer crowded. The Shore-line and village businesses all are suffering.

15. Referring to Item 11 the comments made are not agreed with.

There may well be other informal camping facilities around, such as Pentreath and Higher Pentreath but they are NOT THE SAME.

They will NOT be open to the same extent as this site.

They will NOT provide the same range of facilities and services that this Holiday Park provides.

They will NOT be so close to the sea, to Shops and to a Post Office.

They have no room on site for expansion.

Visitors WILL BE DISCOURAGED as a result.

16. Furthermore, the Parish Council is very concerned by the Site Plan, stamped 'Kerrier District Council' 20/11/98 which is attached to this Application.

It gives a wrong impression of the limits of the Holiday Park and site, and it is felt to be very misleading.

It appears to show, or maintain, that the WHOLE of the area edged in blue to the south of the central area is part of the existing Holiday Site.

IT IS NOT!

It seems that it is trying to give the impression that the central area is 'sandwiched' between two much larger green areas, and so it could be assimilated and absorbed by them very easily and with little impact on the area.

THIS IS NOT THE CASE!

The southern part ONLY includes the caravan park at the bottom of the site and the one field to the west of it, numbered 7953 on the plan.

It does NOT include the three other adjoining fields to the east of it, as the plan suggests.

These other fields may well be in the ownership of Haulfryn or another, but they are still AGRICULTURAL LAND, and not part of this permitted site development, or relevant to this application/Appeal.

However, with this correction in mind, the plan does draw attention to the fact that the central area (and the subject of the S106 Agreement and this Application to remove it) is a VERY important part of this local AONB and a vital link between the agricultural land on both sides of it, maintaining green open spaces between individual settlements, and so SHOULD NOT BE REMOVED.

Given that NOTHING HAS CHANGED regarding this site or the Application since it was objected to by the local Breage Parish Council and REFUSED by Cornwall County Council, it is inconceivable and unacceptable to the Parish Council that the wishes of Praa Sands folk, of local parishioners, the decision of the local Parish Council and of the local Cornwall Council, should ALL be dismissed, overturned and thrown out by the subjective opinion of just one person.

It is asked that you please consider and support Breage Parish Council's great concerns over this, an unprecedented and irrevocable removal of a cherished and hard-fought for Section S106 Agreement in our Praa Sands and in our Cornwall, and in SUCH an important area of our local Cornish AONB and in doing so, that you REJECT this Application.

SC expressed concern over the density and movement of traffic that would be caused by this infilling. PG asked how this could be limited impact when the only piece of green left was to be removed? The nature of the existing site was to be changed. **It was proposed by PG, seconded by TA and unanimously resolved to object to the application and to send the above, as produced by TB and HB, as reason.**

Cllr Higginson returned at this point.

**PA14/09662 – Thomas Homes (Cornwall) Ltd – Poldhu, Helston Road, Germoe, PENZANCE**

Demolition of existing dwelling and construction of new dwelling with integral garage

TB thought that this would fit in well and no problems could be seen. HB thought this an impressive and huge 3-storey house with a good design and layout. Well presented with a clear set of drawings. It is compatible with other re-built properties in the vicinity and a highly commendable replacement of an old bungalow.

**It was proposed by TB, seconded by HB and unanimously resolved that the application be supported as a well-designed, great asset.**

**b) TO CONSIDER PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON 31 OCTOBER 2014**

**PA14/09791 – Mr Edward Lean – Brooke House, Godolphin Cross, HELSTON TR13 9RE**

The proposed works involve the conversion of an existing domestic integral garage into a study and storeroom

PG commented that work had started on this house about 10 years ago and for the last 8 years has had a linked corridor and he had no objection to the garage being taken out. HB asked if the remaining parking space and turning provisions would be adequate as there is no access to the rear of the large site. It was agreed that there is room on the drive for car parking. **It was proposed by HB, seconded by TA and unanimously resolved that the application be supported.**

**PA14/09775 – Mr M Scorey – Post Box Cottage, Carleen, Breage, HELSTON, Cornwall TR13 9QP**

Erection of mono pitched lean to single storey workshop/store to the south side of garage

HB felt the drawings were unclear and inadequate but supported the application. **It was proposed by TA, seconded by HB and unanimously resolved that the application be supported.**

**c) TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF DISCHARGE OF CONDITIONS**

**PA14/07971 - S52/S106 AND DISCHARGE OF CONDITION APPS – The National Trust – The Cider House, Godolphin House, Godolphin Estate. Godolphin Cross**

Discharged conditions 3, 4, 5 and 6 in respect of decision notice PA14/03405

**PA14/09667 - S52/S106 AND DISCHARGE OF CONDITION APPS – The National Trust – The Cider House, Godolphin House, Godolphin Estate. Godolphin Cross**

Discharged conditions 3 and 4 in respect of decision notice PA14/04002

**d) TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF CONDITIONAL PLANNING PERMISSION****PA14/07394 – Mr D Penrose – Trewavas Farm, Breage, HELSTON TR13 9QB**

Erection of an agricultural building for livestock housing

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

Erection of an agricultural building for livestock housing

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

There were none.

**f) TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF WITHDRAWN PLANNING APPLICATION****PA14/07499 – Mr Brent Rosevear – Penvearn, Trewithick Road, Breage, HELSTON TR13 9PZ**

Erection of a dwelling

**10. FINANCE****a) To resolve to approve and sign the 6 monthly Financial Statement**

The Clerk reported that Cllr Best had checked the statement and signed it. She showed the signed documents. **It was proposed by PD, seconded by TA and unanimously resolved that the 6 monthly Financial Statement be approved and signed.** The Chairman signed the document.

**b) Finance Regulations 6.6 Resolution to resolve to approve continued use of a variable DD for payments to SW Water for quarterly water payments for Cemetery and Parish Rooms**

**It was proposed by TB, seconded by PD and unanimously resolved that the continued use of a variable DD for payments to SW Water for quarterly water payments for Cemetery and Parish Rooms be approved.**

**c) To approve an s137 of the Local Government Act 1972 grant of £200 for Closed Graveyard gates, Sethnoe Way, Breage and to resolve as follows: that in pursuance of the power conferred by section 137 of the Local Government Act 1972 and being of the opinion that the expenditure satisfies the requirements of this section and is in the interests of the area or its inhabitants and will benefit them in a manner commensurate with the expenditure, the Council approves the grant for replacement gates at the Closed Graveyard, Sethnoe Way, Breage**

The Clerk added that this is purely for confirmation for the cash book – there is no money to be paid out as this has already been done.

**It was proposed by TA, seconded by HB and unanimously resolved that in pursuance of the power conferred by section 137 of the Local Government Act 1972 and being of the opinion that the expenditure satisfies the requirements of this section and is in the interests of the area or its inhabitants and will benefit them in a manner commensurate with the expenditure, the Council approves the grant for replacement gates at the Closed Graveyard, Sethnoe Way, Breage – this for accounting purposes only – no actual payment.**

**d) To resolve to approve November payments**

no.	Name	cheque	Service/item	Net	VAT	Total
118	Leaders in Waste	103439	Waste pit emptying Prooms	<b>£170.00</b>		<b>£170.00</b>
119	BT	dd	Telephone	<b>£48.88</b>	<b>£9.78</b>	<b>£58.66</b>
120	e-on	dd	Electricity StreetlightsSept HiwysAct 1980 s301	<b>£253.53</b>	<b>£50.71</b>	<b>£304.24</b>
121	R W Beard	103442	2 cuts Cemetery/B&G greens/Breage Field Open Spaces Act 1906 ss 9 & 10	<b>£427.00</b>		<b>£427.00</b>
122	BT	dd	Mobile	<b>£17.55</b>	<b>£3.51</b>	<b>£21.06</b>
123	Brewers	103443	Inks	£207.45	£41.49	£248.94
			Inks	£13.49	£2.70	£16.19
				<b>£220.94</b>	<b>£44.19</b>	<b>£265.13</b>
				<b>£1,137.90</b>	<b>£108.19</b>	<b>£1,246.09</b>
124	cancelled					
125	Mrs C L Macleod	103440	Salary October			
126	PO Ltd (HMR&C)		PAYE	£295.80		£295.80
	PO Ltd (HMR&C)		Employer's NI	£152.98		£152.98
		103441		<b>£448.78</b>		<b>£448.78</b>
127	Mrs C L Macleod	103444	Travel 18.5 mls @53p	<b>£9.80</b>		<b>£9.80</b>
128	Mrs C L Macleod	103445	Petty cash reimbursement	<b>£8.01</b>		<b>£8.01</b>
129	P Treloar	103446	Caretaker salary October	<b>£32.00</b>		<b>£32.00</b>
				<b>£1,736.49</b>	<b>£108.19</b>	<b>£1,844.68</b>
125	Mrs C L Macleod	103440	Salary October	<b>£1,483.78</b>		<b>£1,483.78</b>
				<b>£3,220.27</b>	<b>£108.19</b>	<b>£3,328.46</b>

GH confirmed that he had checked the payments. **It was proposed by GH, seconded by ID and unanimously resolved that the payments as shown above be approved for payment.**

**e) To acknowledge receipts**

LMP: £3,002.53; SWCP: £1,558.89; Cemetery fees: £132.00

These were acknowledged.

**f) Clerk to provide Bank balances**

As at 31 October 2014

Current reconciled: £9,724.53; Tracker: £54,589.95; Petty cash: £141.99; Total including petty cash reimbursement: £64,464.48

**11. FOOTPATHS**

PD reported that there were no new problems.

Bridleway 40 where there had been a gate\_the gate and the post have been removed and lifted to 1 side and so the BR is now open and accessible.

There had been an answer regarding the query on stiles:

Footpath 13, stiles found to be in a good and amenable condition. Mr Gordon will keep an eye on the new development boundary beside the Path.

Footpath 14, stile found to be in a good condition - there is a small uneven granite at the base but it is marginal and Mr Gordon doesn't consider it to be a H&S risk to users.

HB expressed thanks for the posts and handrails to the steps at Ashton Field. What a difference this has made for many people who have commented and said thank you.

**12. HIGHWAYS**

a) Cornish hedge, Pellor Road update

There had been no reply.

**b) To raise the matter of Quarry Lane, Poldown regarding ownership and whether it is an unclassified public highway**

It appears that many believe this to be an unclassified road. SC said that residents feel that the road belongs to them but this is incorrect. It is the Old Parish Road and will be shown on their deeds and other people's deeds as such and it is a right of way. **It was proposed by TA, seconded by TB and unanimously resolved that Cornwall Council be contacted with a view to finding out about the road.** The Clerk pointed out that she had already tried this.

**13. STREET LIGHTING**

a) Complaints regarding new light at Trescowe – update

The complainant had been contacted and informed that the part-night mini cell is available at a cost of £76. This would switch the light off from midnight to 5.30 a.m. but he did not wish to have this but wanted it off at 11. The Clerk had been informed by SSE that this is not possible as the cell is a standard setting. This was relayed to the complainant who still wishes for the matter to be further pursued. The Clerk had also suggested the survey of people living there to see if they would like the light permanently switched off but the complainant said that no-one else was bothered by the light. TA said that the correct procedure had been followed and nothing else could be done.

b) New light at Trew - update

The Clerk reported that Mr Oliver at SSE is chasing why the lights at Trescowe and Trew are still on and also if the shields have been fitted at Trew. It was agreed that once the shields have been fitted at Trew further investigation could be carried out. The lamp post in this case is very near to the dwelling.

**14. CEMETERY AND CLOSED GRAVEYARDS**

**a) To resolve to approve the memorial stone request for the late Malcolm Arthur Blackaller, Section 1, Row 19, Grave 357**

**It was proposed by PG, seconded by RWB and unanimously resolved that the memorial stone request for the late Malcolm Arthur Blackaller, Section 1, Row 19, Grave 357 be approved.**

**b) To consider queries raised by Contractor regarding cremated remains area and a lawned cemetery**

The Contractor believed that the Cemetery was classed as a lawned Cemetery some 20 years ago. The Clerk had searched available records with the help of TB and no such resolution could be found. What was found was a resolution for headstones only beyond row 18 but no references was made here to planting on the graves or to the area being lawned. This was more recently superseded by a resolution once again permitting kerbstones. The Contractor had been advised about this and had been present at a meeting where sizes of kerbstones were later discussed. It was agreed that the Contractor be asked to take extra care when cutting round graves.

Regarding the suggestion for the cremated remains area the Contractor had suggested raising the flat stones onto bricks or paving slabs to make them more visible. It was suggested that this should be an agenda item.

**c) To resolve to reimburse Mrs Clarke with money for replacement plants for heather plants damaged through grass cutting in Cemetery**

After discussion it was acknowledged that the Contractor had cut the heathers but had said that they were encroaching on the grass area. An apology had been issued. It was agreed that the Parish Council could not take liability for plants planted on the graves or be responsible for any damage. The contract is due to be updated for the next tendering that is soon due. **It was proposed by PG, seconded by TA and unanimously resolved that an explanation of this be sent to Mrs Clarke and a cheque for £25 be sent as a goodwill gesture to help towards the cost of replacement plants.**

d) AB asked if Council were aware that the dividing wall behind one of the bungalows, on the other side of the wooden fence had been taken down. It was agreed that this should be an agenda item next time.

**15. OPENNESS REGULATIONS ON THE FILMING AND RECORDING OF MEETINGS**

**a) To approve Breage Parish Council Guidelines Policy for broadcasting or using social media at council meetings – a policy which sets the framework for how the council will engage with the public to facilitate recording and photographing at meetings**

PG explained that a policy is required because recording is now permitted. **It was proposed by PG, seconded by GH and resolved by 7 votes to 3 that the Breage Parish Council Guidelines Policy for broadcasting or using social media at council meetings be approved.**

**b) To resolve to display via the laptop before each applicable meeting that all meetings held in public could be filmed or recorded by broadcasters, the media or members of the public**

**It was proposed by GH, seconded by RWB and resolved by 7 votes to 3 that all meetings held in public could be filmed or recorded by broadcasters, the media or members of the public**

**c) Amendments to Standing Orders:**

**d) To resolve to delete current standing order 3(i)**

Photographing, recording, broadcasting or transmitting the proceedings of a meeting by any means is not permitted without the Council's prior written consent.

**It was proposed by PG, seconded by GH and resolved by 7 votes to 3 that current standing order 3(i), Photographing, recording, broadcasting or transmitting the proceedings of a meeting by any means is not permitted without the Council's prior written consent, be deleted.**

**ii) To resolve to adopt a new standing order 4 in respect of filming and broadcasting of meetings**

**It was proposed by PG, seconded by GH and resolved by 7 votes to 3 that a new standing order 4 (see below) in respect of filming and broadcasting of meetings be adopted.**

**4. Filming and recording meetings**

a) Whilst a meeting of the Council is open to the public, any person, if present, may:

i) film, photograph or make an audio recording of a meeting;

ii) use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;

iii) report or comment on the proceedings in writing during or after a meeting or orally report or comment after the meeting.

b) Oral reporting, commentary or broadcasting is not permitted during any part of a meeting of the council, its committees and sub committees.

c) An individual must be present and able to use their equipment in order to film, photograph or audio record a meeting. There will be no opportunity to report on any part of the meeting where the council has resolved to exclude the press and public.

d) Disruptive behaviour

i) No filming, photographing or audio recording of a meeting should be carried out in such a way as to disrupt the proceedings of the meeting.

ii) If person(s) disregard the request of the chairman of the meeting to moderate or improve their behaviour, any councillor or the chairman of the meeting may move that the person be instructed to cease filming, photographing or audio recording. The motion, if seconded, shall be put to the vote without discussion.

iii) If a resolution understanding order 31 d ii) above is ignored, the chairman of the meeting may take further reasonable steps to restore order or to progress the meeting. This may include temporarily suspending or closing the meeting.

e) Members of the Council recording meetings are reminded of their obligations under the Council's Code of Conduct in respect of confidential matters.

iii) **Full copies of amended standing orders have been circulated to Members**

**To resolve to approve and adopt amended Standing Orders**

**It was proposed by GH, seconded by PG and resolved by 7 votes to 3 that the amended Standing Orders (may be viewed at the Parish Rooms) be approved and adopted.**

## 16. NEIGHBOURHOOD DEVELOPMENT PLAN

a) **To report on meeting with Maxine Hardy**

There had now been 2 meetings, one with Peter Jefferson and this one with Maxine Hardy and two insights. CRCC had advised what help they could give and Maxine's gave the structure costings. It was stated that this would be the biggest decision the Parish Council could have to take in the next few years. It would take about a year, would be a lot of work and would cost a lot of money. Some Councillors thought the Parish should go along gently and then perhaps put in an application but others were against. Long discussion followed and ended with PG saying that he did not feel a great deal of support for Breage to go ahead with a Neighbourhood Development Plan.

b) **To discuss further action**

PG said that it would take 2 or 3 to drive it. It was wondered if Parishioners would listen and respond positively to enable the Parish Council to actually do it. **It was proposed by GH that the Planning Department be asked to attend a meeting to talk about the problems the Parish Council is foreseeing. There was no seconder.** PG still felt that there appeared to be little support. HB still wanted to hear more about it and **he proposed that Planning be asked to attend a meeting with Members only, this was seconded by GH and unanimously resolved.**

## 17. HELSTON AND SOUTH KERRIER COMMUNITY NETWORK PANEL

Report on meeting held on 28 October 2014

SC had attended but had not brought notes. It was a different type of meeting to the one he had previously attended and was bigger and well attended. One was able to network with other Councils. The budget was discussed including the removal of a number of employees to compensate for the 20% rise in Councillors' pay. The Clerk advised that notes and minutes would be forwarded later in the month.

## 18. TELEPHONE BOXES

a) Telephone boxes are to be removed from Pengersick Estate, Praa Sands Post Office and Carleen

b) **To resolve to agree to the removal of boxes or to adoption**

Carleen had previously requested the adoption of their box if time came for it to be removed. The owner of the land at Praa Sands Post Office does not want the box to remain there. The box at Pengersick estate had been vandalised and was in a bad state.

Carleen

**It was proposed by Ta, seconded by HB and unanimously resolved that the Parish Council adopt the Carleen box.**

Pengersick Estate

**It was proposed by TB, seconded by CR that the box at Pengersick Estate be removed. The vote was split 5 all. The Chairman gave the casting vote in favour of removal.**

Praa Sands Post Office

Councillors were hopeful that the box could be adopted. **It was proposed by TB, seconded by RWB and unanimously resolved that the Owner of the land be contacted and assurance made that the box should it be adopted would be looked after by the Parish Council. If the owner agreed to this the box should be adopted but if not, the box to be removed.**

## 19. PRAA GREEN

a) **To discuss the increasing danger of the steps from Praa Green to the beach**

TB said that the drop to the beach is now some 5' 9" and very slippery. She had seen two people slip and fall and a father and child jump. She said it was very difficult for the elderly. She had spoken to Cllr Keeling and Steve Schotel is no longer the contact, it is a Mr Wood. **It was proposed by RWB, seconded by PG and unanimously resolved that Cllr Keeling be contacted to see if anything can be done.**

b) Fencing and posts have been removed and stored

c) **To discuss the safety aspect of the donated granite bench and to resolve what action should be taken**

The seat has detached from the legs. PG felt that as the bench had been donated it is the Parish Council's responsibility. It was wondered if subsidence was causing the collapse. The Clerk had contacted the person who had made and installed the seat asking how much it would cost to repair and move the seat but there had been no reply. Various suggestions were made and **it was proposed by TA, seconded by RWB and unanimously resolved that the Clerk contact the maker again to request a price for repair and re-siting.**

## 20. GRANTS POLICY

a) **To resolve to approve amendments to Grants Policy**

PG said that the current policy is old and tired and needs to be looked at. **It was proposed by PG, seconded by TA and unanimously resolved that further guidelines be found and amendments to the Grants Policy be looked into so that the Policy can be amended to make it simple and easy to understand.**

## 21. CHACEWATER

a) Call for change update

**It was proposed by TA, seconded by SC and unanimously resolved that this be supported.**

## 22. REPORT FROM CLERK

a) The Clerk asked those who have booked the Christmas Lunch to please let her have their £5 per person deposits by Friday.

b) The waste pit at the Parish Rooms had had to be emptied.

c) Notice boards: The Clerk had looked up some prices and for the size needed they were roughly £700 each. So – she had reduced the print. It is very tiny but she had managed to fit the notices on the Ashton, Godolphin and Praa Sands boards. She was waiting to see if there are any complaints and she asked if they fitted on Carleen board. TA confirmed that they had. She suspected that they did not fit on the Trescowe board because it is tiny – but the residents apparently don't want a larger board!

d) The Clerk mentioned that Tregonning Hill is up for sale. There was an advertisement in the local papers.

e) Re. the new standing orders: The agendas must be signed electronically if sent by e-mail so the Clerk has actioned this.

f) The Clerk expressed the wish to take Annual Leave – 9 days, 12 – 24 December, (she does not work Tuesdays), and 29 December to 2 January plus 3 days Bank Holidays. **It was proposed by PG, seconded by RWB and unanimously resolved that the Clerk be permitted to take Annual Leave 9 days, 12 – 24 December, (she does not work Tuesdays), and 29 December to 2 January, plus 3 days Bank Holidays.** The Clerk was asked how many days she is permitted to take and how many days she would be short this year. She was asked to bring figures to the next meeting.

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

#### Breage Field

a) Inspection report received

Action needed:

(i) Hedges need trimming

(ii) Benches need to be stained in Spring

(iii) Football net is torn

(iv) Some perishing on swing seats

(v) Cargo net broken on climbing frame

(vi) Wood on ramp of multi-play is rotten

(vii) Rust on springs in stepping blocks area

b) Request for the tracing of deeds for Breage Field

CR asked that a copy of the deeds be traced. The Clerk confirmed that there is no copy in the office, only a letter from the solicitor saying that they would be forwarded. **It was proposed by SC, seconded by CR and resolved by 7 votes to 3 that a copy of the deeds be traced.**

#### Carleen Village Hall

PD reported that there would be a Quiz Night on 15 November and a soup and pudding lunch on 21 November, the menu being: vegetable chowder and sausage or leek and potato soup, apple and cinnamon cake and custard or berry pie. A Flea Market on 6 December. It was reported that the Beaver Group are now using the Hall.

CR reported that the lower branches of the trees on Breage Green have been cut off. She expressed concern that the hedge on the corner, left of St Breaca Close still had not been cut back. Cornwall council had said that the owners are responsible. CR felt this is a dangerous corner and the hedge needs cutting. She asked about the Enforcement on the caravan at Ashleigh. The Clerk explained that it is down to the owner of the house to have the caravan removed.

HB reported that there is a Coffee and Cake morning tomorrow, 5 November in the Lion and Lamb, Ashton, to raise funds for the defibrillator. TC had sent a message to say, 'Please come, buy and eat!'

Concern has been expressed that solar panels have appeared on a pitched roof at Troon Row, Breage, which is still in a relatively intact and unspoilt late Victorian/Edwardian stone terrace of cottages in Breage, with panels fully covering tiled roofs on both faces, apparently without the need for Planning Permission. To many it is very regrettable and of great concern that roofs can be so easily disfigured and in such an irrevocable way with no planning controls in place. This current obsession with cheaper energy at any cost and this rash of solar panels appearing all over the place is of dubious true long-term benefit and is a fashion that will soon go out of fashion and which will become a new planning blight, as did flat roofs in the recent past. The alleged pay back periods and economic benefits need to be challenged and questioned bearing in mind the capital investment costs of eventually replacing the panels. Given the amount of importance to the use of dormer windows, Velux windows and flat roofs the Planners still appear to give in Planning Applications; it is very regrettable and inconsistent that they cannot yet consider these solar panels in the same way. They should be urged to do so before it is too late and the roofs cape and skylines of all our villages are scarred by these inappropriate and often visually offensive additions.

There is much local delight and praise of the superb new thatched roof that has just been completed at rose Cottage in Breage, a fine and rare restoration project, fully respecting the character of the cottage and responding fully to all the aspirations of Breage Conservation Area. It has certainly enhanced the visual amenity and historic streetscape of this part of Higher Road. The Owner and the Thatcher are to be congratulated on an excellent job, very well done. The thatch came from Austria as it is no longer available in the UK.

The changing and more relaxed Planning Procedures that we have now are all becoming unclear, less clearly defined and less transparent and therefore actions are left more open to misinterpretation. Complacency and disillusion have crept in. Previously, a would-be applicant could go to the Planning Department for an informal discussion with an officer for some early strategic advice and initial guidance. This was a free service. But this is not the case now – there is now a charge for the same service in the form of a preapp. A would-be applicant may approach the Parish Council for a preapp meeting. There is no charge for this. It is made clear at this meeting that any comments made are very limited and can in no way be considered as pre-determination of the outcome of any subsequent full application. Similarly when individual Parish Councillors are approached on this subject, they are equally limited. A would be applicant may also speak to their Ward Member for similar, preliminary advice and guidance, which can also be a good thing and can save time and expense for everyone involved.

Question was raised as to whether a Ward Member may say to a would-be applicant that probably or to their mind 'this or that' will be given planning permission. If this happens prior to anything being submitted, even as an Outline Planning Application would this be predetermining the outcome of the application. It would appear to undermine the democratic process of planning procedures, of public participation and consultation, and of the Parish Council's own role.

Greater clarification and openness is needed relating to just what Members can and cannot do and say to would-be applicants and the limit of their authority in commenting on such planning matters, so that there can be no misunderstanding. For example: Maybe a Ward member is permitted, even authorised, to tell an applicant that if an application were to be submitted it would get his/her personal support. Maybe he/she is not permitted to do this. All of this needs to be made more clear, open and transparent.

The Clerk will check with CALC.

GH reported that he had left feedback at the Planning Conference he had attended but had not heard anything since. He was distressed that with the £93M shortfall that Cornwall Council has that very senior planning people and the Head were all at this conference. He felt that it should have been someone at the lower end who could have quite comfortably delivered the power point presentation. There had been little or no time for discussion which was very regrettable.

TB reported that Mrs Hodges from Praa Sands had had notices put up in her car park, without her permission, about Open Reach fast broadband and the requirement of a pole.

PG reported that the water shute at Godolphin needs attention and it would be seen to. He spoke of the Cornwall Council deficit of £93M and the 20% pay rise.

### 24. CORRESPONDENCE

CPRE – Housing in Cornwall Part 2

Rsn – Rural Opportunities Bulletin October 2014

MEP – Hinkley Point Power Station approval

Rsn – Rural Housing Spotlight October 2014

CC – Vodafone Rural Open Signal

PAROW – Rural Access around fishing communities

CC – Planning Conference Pool training presentations

CALC – Various documents + Transparency Code

Rsn – News digest 13 October 2014

CC – Preparing for the Care Act attend an event of your choice

MEP – Wessex Water

Rsn – Rural Vulnerability Service October 2014

Came & Co – Fireworks and bonfire advice

CAB – Performance and impact report

PCDT – training

CALC - AGM 4 February 2015, New County Hall 7 p.m.

Coastline – Chronicles

SLCC – Bulletin

Rsn – News digest 20 October 2014

MEP – World horse welfare

CALC – The Week 22 October 2014 plus LAIS information

MEP – Video Blog

MEP – Statement EU surcharge

MEP Out and about in the SW

The Heating Oil Club – good bulk rate

British Red Cross – Volunteers required in Truro

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

There were one or two items that the Clerk put in the folder for viewing.

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

Cemetery matters; Clerk's annual leave; Grants Policy.

**26. TO CONFIRM THE DATE AND TIME OF NEXT MEETINGS:**

**PRECEPT MEETING THURSDAY 20 NOVEMBER 2014; ORDINARY PARISH COUNCIL MEETING TUESDAY 2 DECEMBER 2014; ORDINARY PARISH COUNCIL MEETING TUESDAY 13 JANUARY 2014 – ALL MEETINGS AT 7.00 P.M. IN THE PARISH ROOMS**

**27. 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

No resolution was made as all members of the public had left by this time.

**28. S106 COMMUNITY FACILITIES CONTRIBUTION AGREEMENT 15 JANUARY 2014**

(from the Phase 3, Land adjacent to St Breaca Close, Breage)

a) To further consider requests received from

1. Breage Village Hall to enable the walls and floor of the Hall to be repaired and renewed

2. Breage Social Club to enable two front windows, flooring to back cellar and stair carpet to be renewed Further refurbishment is needed to the toilets and upstairs seating and the provision of velux windows to the upstairs snooker room would be a welcome addition

3. Breage Playing Field to enable benches to be repainted

The requests were further discussed. Quotes had been received from Breage Social Club and these were considered.

b) If possible – to award payments from the above contribution

It was proposed by PG, seconded by GH and unanimously resolved that £9,000 be awarded to Breage Village Hall; £3,000 to Breage Social Club and the remaining £456 to Breage Field Committee to carry out the various listed works. Invoices must be supplied to cover all amounts.

**29. ASHTON AMENITY FIELD**

To discuss any information received

It was proposed by TA, seconded by PD and unanimously resolved to leave the matter with the Trustees at this point of time.

There being no further business, the meeting closed at 10.10 p.m.

**BREAGE PARISH COUNCIL**  
**MINUTES OF PUBLIC PARTICIPATION DURING THE ORDINARY PARISH COUNCIL MEETING**  
**HELD ON 4 NOVEMBER 2014 IN THE PARISH ROOMS BREAGE**

At 7.05 p.m. the Chairman invited members of the public to put forward any concerns they had, or issues they wished to make known to the Parish Council, in regard to any items on the agenda.

Mr & Mrs Veal asked their agent Mr Edwards to speak regarding their planning application PA14/08674. Mr Edwards said that they were concerned about comments from objectors regarding the design and access statement. He said the details had been considered at great length to meet family needs. This is a modern design using local stone, UPVC windows and doors and timber cladding. Natural stone and render would be used. Regarding the overlooking, Mr Edwards felt this to be exaggerated as the 2 bedroom windows would be 14m away. The large garden would be reduced to an easy to maintain green area. He agreed the design to be subjective but felt that it could be seen to enhance Breage Conservation Area. The dwelling opposite is some distance away. There had been no Highways objections. Permission was given for a question to be asked of Mr Edwards. He was asked about his work with Cornwall Council and he said that he had retired two years ago.

Public participation ended at 7.10 p.m.