
**MINUTES ORDINARY PARISH COUNCIL MEETING HELD IN THE PARISH ROOMS BREAGE
ON TUESDAY 6 MARCH 2018 AT 7.00 P.M.**

Present: Cllr T Woodhams (Chairman)

Cllr T Ackland

Cllr H Bradford

Cllr S Caddick

Cllr T Coleman

Cllr Mrs P Darby

Cllr Mrs K La Borde

Cllr W Perrin

Cllr C Ralph

Cllr Ms C Rashleigh

Cllr Mrs R Wyvern Batt

Mrs C Macleod (Clerk)

22 Members of the Public

1. FIRE EVACUATION PROCEDURE

No fire drill so evacuate and report at front of Queen's Arms for roll call.

2. APOLOGIES FOR ABSENCE

Apologies were received from Cllr Keeling

3. DECLARATIONS OF INTEREST

a) 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.

Cllr Darby PA18/01132 – neighbour and Cllr Coleman PA18/00430 – uses same architect. The Councillors were advised that they may stay in the room but make no comments and have no vote.

4. TO CONFIRM THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING 6 FEBRUARY 2018

It was proposed by SC, seconded by TA and resolved with 2 abstentions as Councillors had not been present.

5. PUBLIC PARTICIPATION

Public Participation was held here from 7.03 to 7.47 p.m.

6. REPORT FROM CORNWALL COUNCILLOR

This had been circulated to councillors and will appear on the Website. There were no questions. It was felt that Cllr Keeling should have been present because of the Ashton 43 homes application. Concern was expressed over outstanding enforcement matters.

7. NEIGHBOURHOOD DEVELOPMENT PLAN

a) Mr Stephen Rice was introduced and welcomed as the NDP Steering Committee Chairman.

Mr Rice provided a detailed explanation of what the Steering Committee was aiming to achieve, what it could and could not do. It is early days but there is a good group. It is hoped to get a mailshot to every household. If all goes to plan there will eventually be a referendum to see if Parishioners are happy for the Plan to go forward. The final say will be with the Parish Council.

b) Update from Cllr Ralph

CMR asked if there were any questions regarding his report that had been circulated to Councillors. All is quickly moving forward.

HB – pleased there is to be a mailshot as there has been great concern from those who were missed.

c) Draft Terms of Reference

To agree to sign off revised terms of reference

[Breage Parish Neighbourhood Plan](#)

[Steering Group Terms of Reference](#)

1. Purpose

a. The main purpose of the Breage Parish Steering Group is to oversee the preparation of the Neighbourhood Plan for Breage Parish in order that these will then progress to Independent Examination and a successful community referendum and ultimately be adopted by Cornwall Council to become planning policy.

b. The Steering Group will engage the local community to ensure that the Plan is truly representative of the ambitions of Breage Parish. The Group will maximise support for the approach taken in the Neighbourhood Plan by ensuring high levels of community engagement throughout the plan-making process.

2. Principles

a. That the Steering Group will undertake the process in a democratic, transparent and fair fashion, encouraging widespread participation and giving equal consideration to opinions and ideas from all members of the community

b. All decisions made shall be fully evidenced and supported through consultation with the local community.

3. Roles and Responsibilities

In order to achieve this, the Steering Group will carry out the following roles:

- Be accountable for steering and providing strategic management of the Neighbourhood Plan for Breage Parish;
- Produce, monitor and update a project timetable;
- Produce a consultation and engagement strategy, showing how the public will be involved throughout the process;
- Regularly report back to the Breage Parish Council for endorsement of decisions taken;
- To undertake analysis and evidence gathering to support the plan production process;
- Actively support and promote the preparation of the Breage Parish Neighbourhood Development Plan throughout the duration of the project
- Identify sources of funding;
- Liaise with relevant authorities and organisations to make the plan as effective as possible.
- Gather data from a wide range of sources to ensure that the conclusions reached are fully evidenced and that the aspirations and issues of all residents are understood
- Consult as widely and thoroughly as is possible to ensure that the draft and final NDP is representative of the views of residents
- Agree, subject to ratification by the Breage Parish Council, a final submission version of the Breage Parish Neighbourhood Development Plan;

4. Membership

- a. 3.1 The Steering Group will be made up of a cross-section of volunteers from the community, including Parish Councillors. Effort will be made to seek representation from under-represented sections of the community.
- b. 3.2 Membership of the Steering Group will be open to the public indefinitely, up to a maximum of 10 members (optional)].

5. Decision Making

- a. The Steering Group has full delegated authority from the Breage Parish Council to [deliver its plan-making functions up to and including publication of the Consultation Draft Plan]. The Group will report [monthly] to the Parish Council setting out progress on its work. The Parish Council will approve the Submission Draft Neighbourhood Development Plan prior to publication for consultation and independent examination.
- b. The plan-making process remains the responsibility of the Breage Parish Council as the qualifying body. All publications, consultation and community engagement exercises will be undertaken by or on behalf of the Parish Council with appropriate recognition of the Parish Council's position given in all communications associated with the project.

6. Meetings

- a. Steering Group meetings will take place on a monthly basis or as agreed by the group.
- b. Where possible, all meetings should be held within the Parish. The dates of future meetings will be made publicly available via the parish council website.
- c. The Steering Group will elect a Chair, Treasurer and Secretary from its membership to remain in those positions until the project is completed. If these positions should become vacant, the Group will elect an alternate.
- d. The Secretary shall keep a record of meetings and circulate notes to Steering Group members and the Parish Council in a timely fashion. Minutes shall be made publicly available on the Breage Parish Council website.
- e. At least 3 clear days' notice of meetings shall be sent to members via email or an alternative agreed communication method.
- f. Decisions made by the Steering Group should normally be by consensus at Steering Group meetings. Where a vote is required each member shall have one vote. A minimum of 3 members shall be present where matters are presented for decisions to be taken. A simple majority vote will be required to support any motion. The Chairman shall have one casting vote.

7. Working Groups

- a. The Steering Group may establish working groups, made up of volunteers from the community to aid them in any Neighbourhood Plan related work.
- b. Each working group should have a lead person from the Steering Group.
- c. Members of the community will be encouraged to participate in the process at all stages.

8. Finance

- a. All grants and funding will be applied for and held by the Parish Council, who will ring-fence the funds for Neighbourhood Development Plan work under the supervision of Breage Parish Councils RFO.
- b. The Steering Group will notify the Parish Council, advising them of any planned expenditure before it is incurred.
- c. Steering Group members and volunteers from any working groups may claim back any previously agreed expenditure incurred during any Neighbourhood Plan related work.

It was proposed by TW, seconded by AB and resolved that the Terms of Reference be signed off.

- d) A separate page has been put on the website for the NDP but is still in update mode.

7A. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

- 1. Application PA17/12278 Proposal** Addition of dormer extension, rooflights and balcony; conversion of existing garage into ancillary accommodation and provision of a detached garage **Location** Longfield House Trevurvas Lane Ashton TR13 9TY **Applicant** Mr D Hayman

It was proposed by TC, seconded by HB and RESOLVED SUPPORTED.

- 2. Application PA18/00800 Proposal** Stationing of 20ft container to sell and provide surf lessons along with the sale of surfing hardware from the month of March until November **Location** Car Park Castle Drive Praa Sands TR20 9TG **Applicant** Steve Hancock Global Boarders Surf Co. Cornwall Ltd

It was proposed by TC, seconded by RWB and RESOLVED SUPPORTED.

- 3. Application PA18/01132 Proposal** Replacement garage **Location** Trevarrack Wheal Vor Breage TR13 9NP **Applicant** Mr Treloar

It was proposed by SC, seconded by KLB and RESOLVED SUPPORTED.

- 4. Application PA18/00808 Proposal** Retrospective planning application for conversion of garage for the storage of a motor vehicle to provide residential annex plus external alterations **Location** Little Cottage Sea Meads Praa Sands TR20 9TA **Applicant** Mr Alex Michaelis Michaelis Boyd Architects

It was proposed by HB, seconded by TA and RESOLVED OBJECTED.

- 5. Application number PA17/12212 (Amended) Proposal** Demolition of retail building and construction of six dwellings and building containing ground floor retail area and four first floor apartments **Location** Wheel Parade Pengersick Lane Praa Sands TR20 9SQ **Applicant** Mr M Gordon M2 Developments

It was proposed by WP, seconded by CMR and RESOLVED SUPPORTED.

- 6. Application PA18/01257 Proposal** Retention of agricultural storage and maintenance building **Location** Elysian Fields Main Road Ashton TR13 9SD **Applicant** Mr And Mrs Burchell

It was proposed by HB, seconded by CR and RESOLVED OBJECTED.

- 7. Application PA18/00430 Proposal** Outline planning permission with some matters reserved: Development of rural exceptions housing scheme comprising 43 dwellings **Location** Land Rear Of Kei Wei Rinsey Lane Ashton Cornwall **Applicant** Oakland Homes Ltd

It was proposed by CMR, seconded by HB and RESOLVED OBJECTED.

- 8. Application PA18/01463 Proposal** Proposed demolition of bungalow and construction of 3 dwellings **Location** Barlowena Trewelloe Road Praa Sands TR20 9SU **Applicant** M2 Developments

Proposed by HB, seconded by KLB and RESOLVED OBJECTED.

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON THURSDAY 1 MARCH 2018

There were none.

c) ENFORCEMENT MATTERS

i) Chy an Besow

Regarding wall demolished by a car in May last year. Letter from a Parishioner. CC does not acknowledge responsibility for repair but no-one owns the land. To be passed to Cllr Keeling. PD to provide pictures.

ii) Pengersick Lane, Praa Sands

Caravan replaced by a 3 bed log cabin. Enforcement issued.

d) IMPROVING COMMUNICATION ON PLANNING APPLICATIONS

- i) To receive any comments/amendments to HB's report and **to resolve to give permission for it to be put on the website**

CMR had provided comments. Amendments to be made and when completed the report will be on the website.

e) LOCAL COUNCILS PLANNING CONFERENCE

- i) Questions for Cllr Ralph regarding information previously circulated

CMR spoke briefly. A useful meeting with a good turnout. Good document.

Cornwall Planning Partnership judged to be working well. 5 year housing land supply now more robust meaning Cornwall Local Plan being awarded significant weight by Inspectors when determining planning appeals and Inspectors now upholding around 70/80% of CC decisions when before Local Plan being in place it was only 40/50%. Aiming to have CIL policy all in place by January 2019 but likely then to be 2/3 years before CIL monies start coming available. CC estimating about £2m of revenue for Cornwall per year from CIL monies.

f) STRATEGIC PLANNING

i) Report from Cllr Woodhams re. PA17/04129 Pengwedna Chicken Farm

TW had circulated his report. He stated that Cornwall Strategic Planning Committee unanimously refused the subject application. All three Parishes were present and spoke as did Divisional members and the applicant. Policy numbers 1.2.23.13.16.17 and 27 of the local plan quoted by BPC with landscape scale and nitrate levels added to the general drip feed off information by the applicants were the main reasons. The EA are yet to declare. the many parishioners who attended are delighted.

8. FINANCE**a) To resolve to approve March payments**

| no. | Name | cheque | Service/item | Net | VAT | Total |
|-----|---------------------------|--------|---|------------------|----------------|------------------|
| 224 | Breage Village Hall Trust | 104004 | Hire of hall 30 January 2018 | £14.00 | | £14.00 |
| 225 | Cornwall Council | 103993 | Planning Conference for Local Councils | £12.00 | | £12.00 |
| 226 | Stephen Babbage | | Repair walls/scrape ceiling/rub down woodwork/ undercoat and gloss paint/2 coats paint walls | £917.00 | | £917.00 |
| | | | PS sign replace post | £15.00 | | £15.00 |
| | | | Gates Ashton Field | £15.00 | | £15.00 |
| | | 103995 | | £947.00 | | £947.00 |
| 227 | British Gas | dd | Electricity Parish Rooms 2 Nov to 1 Feb | £267.06 | £13.35 | £280.41 |
| 228 | E-on | dd | Electricity Streetlights Jan | £243.70 | £48.74 | £292.44 |
| 229 | BT | dd | Mobile | £20.00 | £4.00 | £24.00 |
| 230 | RM & SJ Jones & Son | 103996 | PS Toilets Waste emptying & disposal | £440.00 | £88.00 | £528.00 |
| 231 | AllGlass | 103997 | Replacement UPVC door PRooms office | £562.50 | £112.50 | £675.00 |
| 232 | Cormac Solution Limited | 103998 | PS Toilets Cleaning January | £505.86 | 101.17 | £607.03 |
| 233 | R Sanders | 103999 | B & G Greens/Cemetery/Ashton Amenity/Breage field | £60.00 | £12.00 | £72.00 |
| 234 | TF Laity | 104000 | Bus shelter cleaning February | £49.17 | | £49.17 |
| 235 | Cornwall Council | 104001 | PS Toilets rates 12 Dec - 31 Mar | £330.51 | | £330.51 |
| 238 | Carpet Connection | 103991 | Replacement carpets/vinyl PRooms/Office | £975.00 | | £975.00 |
| | | | sub-totals | £4,505.28 | £379.76 | £4,885.04 |
| 220 | Mrs C L Macleod | BACS | Salary Feb | | | |
| | Post Office Ltd | | PAYE | £297.40 | | £297.40 |
| | (HMR & C) | | Employer's NI | £168.62 | | £168.62 |
| 221 | | 103992 | | £466.02 | | £466.02 |
| 222 | NEST | | Pension Feb Clerk | £56.64 | | £56.64 |
| | | | Pension Feb Employer | £42.48 | | £42.48 |
| | | dd | | £99.12 | | £99.12 |
| 236 | Mrs C L Macleod | 104002 | Travel 20 mls @ 53p | £10.60 | | £10.60 |
| 237 | Mrs C L Macleod | 104003 | Petty cash | £143.21 | £2.59 | £145.80 |
| 223 | Mrs S Orpin | 103993 | Cleaner salary Feb | £23.40 | | £23.40 |
| | | | Totals | £5,247.63 | £382.35 | £5,629.98 |

RWB confirmed payments checked. There were two amendments to cheque numbers: 224 is 104004 and 225 is 103994.

238 Carpet Connection is added and has smaller totals as contractor unable to cut some grass as too wet.

It was proposed by TA, seconded by SC and resolved that the payments as listed above be passed for payment.

b) To acknowledge receipts

Cemetery fees: £168; Ashton Community Association balance: £80 for legal fees and £38.74 balance remaining; Donation box: £10.44

Acknowledged.

c) To receive bank balances

At 27 February: Community Current account: £7,025.17; Business Premium account: £60,042.95; Petty cash: £4.20 with reimbursement £150.

It was proposed by TA, seconded by SC and resolved balances accepted.

9. FOOTPATHS**a) To resolve to accept the grant offer from Cormac for SWCP work**

It was proposed by PD, seconded by TC and resolved that the 2018/19 grant of £2,403.98, an increase of £315.25, for SWCP work be accepted.

b) To resolve to accept the grant offer from Cormac for LMP work

It was proposed by PD, seconded by TC and resolved that the 2018/19 grant of £4,019.74, an increase of £375.15, for LMP work be accepted.

c) Path 14 is ongoing.

d) Path 64 – the proposed development will go through it. PD has contacted Cllr Keeling.

10. STREET LIGHTING

a) Repairs for 5 lights 097BA £918.29, 091BA £736.16, 096BA, 098BA and 102BA £426.82 each, total: £2,934.91 have been agreed. Once repairs completed the lights may then be passed to Cornwall Council

b) Further matters in Closed Session

11. CEMETERY AND CLOSED GRAVEYARDS**a) To consider increase in Cemetery fees and make the necessary resolution**

After discussion **it was proposed by TW, seconded by TC and resolved that the reserved spaces be increased by £150 and all other fees increased by 5%.**

b) To consider Cllr La Borde's findings re. living graveyards

She had met with representative from Cornwall's Living Churchyards Project, joint initiative between the Cornwall Wildlife Trust and the Diocese of Truro – October 2017 and surveyed all 4 cemeteries in Breage including Churchyard and cemetery currently in use. She had also met with the church warden, church architect and the Vicar. Living Churchyard project is designed to create havens for wild life. Islands of wildflowers and uncut grass are created throughout churchyards/cemeteries that are not used for current burials or have no 'active' graves ie unvisited. It was felt that this would need an enormous effort by the Church. The representative

from Cornwall's Living Churchyards Project suggested the unused portion of the open cemetery be uncut and allowed to go wild – perhaps half the space set aside for future burials, and if a small notice was erected in front of it claiming this area was being sustained as a wild life area there should be no complaints.

It was proposed by AB, seconded by KLB and resolved that the report be received but the Cemetery remain unchanged.

c) To approve requests:

for kerbstones and gravel Albert Pascoe Section 1, Row 20, Grave 370

for memorial stone and inscription Amanda Rowe, Section 1, Row 20, Grave 367

for memorial stone and inscription Andrew Worden Section 1, Row 20, Grave 373

It was proposed by AB, seconded by TA and resolved that the 3 requests above be approved.

12. PRAA SANDS

a) TOILETS

i) Update

There had been some vandalism on 14 February when all toilet roll dispensers in the ladies' toilets were smashed and the soap dispenser removed. The police have been informed and a crime number received. There was a helicopter rescue that evening and a car abandoned at the basketball car park. There is a slipped tile on the roof of the toilets and the water pipe under the sink has broken. Cormac to repair. Jon James and Lisa Pender have gone. Peter Marsh is now the contact. Charlotte Caldwell will be working towards a CIC with the businesses. The contract with Propclair has been signed. The ladies toilets will be first. It needs to be ascertained if the sand will interfere with the seal on the toilet seats. Should be completed by the end of May, total cost £6,120. BPC will be informed of the closing date for the ladies' toilets.

ii) Donation box

The Clerk is now emptying this.

b) BENCH ON GREEN

i) To resolve to give permission for a granite memorial bench to be erected. This to be made by Long Rock for Richard Christian in memory of his parents

ii) To decide where bench should be sited

It was proposed by TW, seconded by SC and resolved that permission be granted and the bench be sited on the new path, higher up.

13. RISK ASSESSMENT 2018

a) To gather amendments from the Risk Assessment Councillors to be forwarded for acceptance by the Finance and General Purposes Committee

After discussion it was agreed that WP would look at the Risk Assessment as he has experience and qualification and come with a new draft to the next meeting.

14. PARISH ROOMS

a) To authorise the Handyman to put doors on the notice boards outside the Parish Rooms

It was proposed by SC, seconded by TC and resolved that the Handyman be authorised to put doors on the notice boards outside the Parish Rooms.

b) To resolve that the Clerk may purchase waterproof storage in which to store paints, etc. outside of the building

It was proposed by SC, seconded by TC and resolved that the Clerk may purchase waterproof storage in which to store paints, etc. outside of the building.

15. ASHTON AMENITY AREA

a) To resolve to permit the Clerk to authorise any proposed field events

CC solicitor has spoken to Planning and there is agreement that decisions should be made by the Parish Council.

An Easter Egg Hunt has been requested for Easter Day. CC has confirmed that no permission is needed from Planning for this.

b) To authorise the Handyman to remove the notice board at Ashton Amenity Area

It was proposed by TA, seconded by PD and resolved that the Handyman be authorised to remove the notice board at Ashton Amenity Area.

c) To consider whether a new notice board be provided at Ashton Amenity Area

It was proposed by TC, seconded by TW and resolved that this decision be deferred.

d) The Charity Commissioners have sent a reminder that the end-of-year October accounts are due. Fiona Woodman is to meet with the Clerk.

e) Parish Council's Legal fees were £2,884.43 and the Trustees £676. There is £38.74 remaining in the account.

16. e- PETITION

Cllrs Caddick and Best

SC explained that he cannot raise a petition because others have already done so but incorrectly. He will try to reinstate from 18 March and submit a reapplication.

17. VEXATIOUS COMPLAINTS PROCEDURE

To resolve to adopt the Vexatious Complaints Procedure

It was proposed by SC, seconded by AB and resolved that the Vexatious Complaints Procedure be adopted.

18. PHASING OUT USE OF SINGLE USE PLASTIC

a) To resolve that BPC commits to working towards making this Parish Plastic Free, supporting plastic free initiatives by

1. Phasing out, within the next year, the use of single use plastic from its premises

The Clerk had been asked to provide a list of single use plastics used by BPC:

- Black dustbin bags – these could be replaced by biodegradable bags
- Plastic document covers – these were used many times over
- Plastic laminator document sleeves

To make necessary resolutions

No resolutions were made.

2. Supporting a Surfers Against Sewage Initiative to set up a local Group involving individuals and businesses to create a robust strategy to encourage local businesses, other organisations and residents to go single use plastic free.

To make necessary resolution

None was made.

3. To resolve to nominate one Councillor to be involved with Surfers Against Sewage

It was felt that the Parish Council could not be affiliated. KLB has a connection as an individual. There is to be a beach clean in April.

19. REPORT FROM CLERK

a) Question was raised about the mortar used for planning application PA17/12105

The Clerk had checked with CC Planning: The mortar mix was already approved from a sample example discharged for the previous application and will need to be the same. This has been conditioned: 'The pointing hereby approved shall be carried out with a hydraulic lime and 28 yellow sand mix as the sample illustrated photographs for the discharge of condition notice PA16/10103 dated 28.11.2016. Reason: In order to match the recent pointing and preserve the character of the listed building in accordance with policy 24 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraph 128 of the National Planning Policy Framework.'

b) The SSE contract has been signed and accepted.

c) There will be a F&GP Committee meeting on 15 March in the Parish Rooms at 7.00 p.m.

d) The General Data Protection Regulation starts in May. SC is now the appointed Councillor. The Clerk asked for permission to book a training session for him -£45. There are complications regarding Freedom of Information. If Councillors do not have an e-mail address connected to the Council if there is an investigation all the Councillors' e-mail information other than Council business could also become involved.

It was felt that SC and the Clerk should attend and this was proposed by AB, seconded by HB and resolved.

e) Caloo – The Clerk off the grant forms and had received 2 replies. She was not in on the initial discussions and the second reply looks as though she has got to apply again. She asked if she should go ahead with this. She was told to contact Caloo again.

f) The contracts for the telephone kiosks at Ashton and Trescowe have been signed.

g) The Clerk has received confirmation of the mapping Ordnance Survey site and has been given a password.

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

PD – Carleen Village Hall Soup and pudding lunch 16 March 12noon – 200 p.m.; Table top sale 31 March.

The notice board door on the public board at Godolphin is opaque.

CR – Tyre marks on Breage Green.

HB – Ashton was without water after the snow and SW Water responded quickly and came round with water. Could SWW be given thanks?

TW – Ashton: Cable and Wireless have repaired the manhole cover at Field of Dreams.

Spoken to Beach Safety Manager about the steps - There should have been 3 gabions but only 2 were put in and now there is storm damage.

21. CORRESPONDENCE

List available from the Clerk

22. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA

None requested.

23. TO CONFIRM THE DATE AND TIME OF NEXT MEETING**ORDINARY PARISH COUNCIL MEETING 3 APRIL 2018 AT 7.00 P.M. IN THE PARISH ROOMS**

Confirmed.

24. EXCLUSION OF PRESS AND PUBLIC

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

It was proposed by SC, seconded by PD and resolved that members of the Press and Public be excluded from the meeting on the grounds that agenda items that have been allocated here from the meeting may be discussed, due to the likely disclosure of exempt information as defined in Part 1, schedule 12A of the Local Government Act 1972.

CB and KLB left the meeting at 10.48 p.m.

25. STREET LIGHTING

a) To receive report and recommendations from Street Lighting Councillors and **make necessary resolutions regarding any loan**

AB gave figures that would be required. **It was proposed by TC, seconded by SC and resolved that these be reviewed at the F&GP Committee meeting on 15 March.**

26. LMP/SWCP/GRASS CUTTING CONTRACT

a) **To sign**

It was proposed by TA, seconded by SC and resolved that the contract be signed. The Clerk to make an appointment with the Contractor.

27. OTHER MATTERS

a) To receive recommendations from the Staff Working Group

Nothing was available.

There being no further business the meeting closed at 11.20 p.m.

BREAGE PARISH COUNCIL
DRAFT MINUTES OF PUBLIC PARTICIPATION HELD DURING THE ORDINARY PARISH COUNCIL MEETING
HELD IN THE PARISH ROOMS BREAGE ON TUESDAY 6 MARCH 2018

At 7.03 p.m. the Chairman closed the meeting and 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.

Many people had attended regarding PA18/00430 Outline planning permission with some matters reserved: Development of rural exceptions housing scheme comprising 43 dwellings and there were many objections with Parishioners speaking. Some are listed here:

1. Too many large houses for that piece of land.
2. Not infill.
3. Limited access.
4. No footways in Rinsey Lane, a one track road, so dangerous for pedestrians.
5. Congestion of traffic on the corner of Rinsey Lane. Safety issue.
6. Local schools are nearly at capacity.
7. Drs and dentists lists are oversubscribed.
8. No facilities/infrastructure mentioned.
9. Drainage. Very wet ground. Field virtually a pond last summer- seagulls were swimming in it. Flooded for months. Proposed sewage tank just below this area.
10. The application opposite the Lion and Lamb for an access in Rinsey Lane was refused.
11. Cess pits very close together.
12. Garden and leisure spaces are very small.
13. Affordable for local people?
14. Policies 1 and 2. No provision of s106 or speed visors. Average speed through Ashton is 43 m.p.h.
15. Agricultural ground.
16. 36 houses already approved in Ashton.
17. Flooded home in the past year.
18. Corner of Rinsey Land difficult to get round because of parked vehicles. Limited visibility.
19. Pedestrians already have to jump into the hedges when tractors, farm lorries and other traffic come up and down the road.
20. Some additional 80 vehicles.
21. No open areas or play space.

The Agent for PA17/12212 spoke. Retail space would be retained with flexible space for either 1 or 3 units. Percolation tests were satisfactory. Soakaways would have zero effect as percolate to valley.

A Praa Sands resident spoke about Application PA18/01463 Barlowena. This area of AONB is characterised by individual homes in generous plots. A good house is to be demolished and replaced by a pair of semis - at odds with the surrounding buildings - and a detached house. Inappropriate for this AONB. Parking will take practically the whole of the remaining space. In the D & A they are called family houses but a family bungalow is being replaced by 3 x 3 storey high buildings. Properties will have their outlooks affected.

Another Praa Sands resident spoke about:

1. Double yellow lines needed in Trewartha Road.
2. PA18/00808 Little Cottage. Common Land. Should not be permitted.
3. PA17/12212 R&Js – drainage, sewage into the stream an extra 12 buildings will add to the large number of caravan units using the stream. Affect on landscape. Used to be a garage, are there petrol tanks in the ground?
4. PA18/01463 Barlowena – Overdevelopment. 130ft site is small for 3 houses.. Vehicular access from both sides. 6 cars – or 9? One drawing shows 9. It states there is mains drainage. Local people badly need affordable housing.
5. Rinsey Lane. Traffic chaos. Lots of walkers and cyclists.

Public participation ended at 7.47 p.m.