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Parish Rooms  
 Breage  
 Helston  
 TR13 9PD

**MINUTES PARISH COUNCIL MEETING TO SET THE PRECEPT FOR 2015/2016 HELD IN  
 THE PARISH ROOMS BREAGE AT 7.00 PM ON THURSDAY 20 NOVEMBER 2014**

Present: Cllr Mrs R Wyvern Batt (Chairman)  
 Cllr T Ackland  
 Cllr A Best  
 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)  
 16 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 on holiday and from Cllr Keeling who was away visiting family.

**3. DECLARATION OF INTERESTS**

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). Non registerable interests were declared by Cllr Rashleigh as she is the Parish Council's representative on Breage Field Committee; Cllr Ackland as he is Chairman of Carleen Village Hall and Cllr Darby as she is the Parish Council's representative on Carleen Village Hall Committee.

**c) To take consideration of written requests for dispensations**

There were none.

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

**4. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman reported that she and Cllrs Board and Bradford had attended the Planning Conference at St Austell on Tuesday. They had arrived very early. They found matters rather confusing and grey, not at all black and white. More will be reported at the December meeting.

**5. 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 7.02 to 7.24 p.m.

**6. PLANNING**

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

**PA14/10259 - Mr Gordon Fuller - Mr Fuller Offices, Carnmeal Farm, Carnmeal**

Change of use of offices into holiday let

SC asked what the original offices were for. RWR had seen them used as offices. TA said that it was originally a Health and Safety business. Discussion followed. The holiday let is to be built on the footprint so there would be no increase in size. One Councillor had spoken to the Case Officer who had explained that under the National Planning Framework Government was easing the possibility of such applications. Some concern was expressed about the ease with which things could be changed. HB felt that what local people would like and want needed to be said. A supportive tenant was mentioned. **It was proposed by PG, seconded by AB and resolved by 10 votes to 1 that the application be supported.**

**PA14/10292 - Mr M Laity - Keneggy Vein, Lower Keneggy, Rosudgeon, PENZANCE**

Removal of condition 2 in relation to planning permission PA04/00053/F dated 1.11.2005: To allow full residential occupation

TB said that the family had been there for years and this would be for the next generation's occupation and that she supported it. **It was proposed by TB, seconded by HB and unanimously resolved that the application be supported.**

PA14/10277 – Mr & Mrs R Thorpe – Penhale Paddock, Main Road, Ashton, HELSTON TR14 9SD

Proposed new affordable dwelling

HB - There is great concern among neighbours over this application and on their behalf these concerns are brought to the Meeting:

It is agricultural land, always has been, and should stay so. It has been sold and bought several times as such, and used continuously only as agricultural land.

Nothing has changed to alter its status or to justify changing it.

It is outside the village boundary, as shown on an earlier Village Plan and although this might not be valid or enforceable now, it is still considered by many as a relevant guide for what villagers and the community want and do not want outside the so-called village limits.

It is in the middle of open fields and forming an important green open space between the villages and settlements of Ashton and Breage which should be retained and continued to be enjoyed as such, and not be filled or developed by housing of any sort.

The simplified site plan does not show all the temporary buildings and derelict sheds and huts that remain on the site, and as such gives a very misleading impression. The site area designated to be residential by this application is big and appears to straddle the joint boundary of what were two small fields, and there is concern that once permitted, this site could be big enough to encourage additional applications for extensions and/or even more development.

The only vehicular access to it (other than a narrow lane for agricultural vehicles only, related to its agricultural use only, to the north of the site leading on to Higher Row next to the Ashton Amenity Area) is from a narrow and un-surfaced Bridle Way. This leads to an already obstructed and difficult entrance/exit junction on to Fore Street at its most dangerous point, right on the bend. There is also an existing and known Mine Shaft in the vicinity, close to the entrance to this site, in a separate and fenced/hedged and screened-off off corner of the adjacent field.

There is a long planning history to this site already, which is considered relevant by many, with attempts by the previous owners to establish residential occupancy on the site, in caravans and in a mix of temporary buildings and sheds all for agricultural use only. This non-permitted use and occupancy was noted, prevented and then stopped after a long time and a lot of effort and resources from Breage Parish Council and particularly from Cornwall Council's Planning and Enforcement Departments. Eventually these owners moved from the site and it was sold again as agricultural land.

The very personal and emotional case being made for this dwelling is noted and understood, but is not considered as being relevant and is no justification for the status of this land to be changed from its agricultural status, or for such a permission to be granted.

The use of the term Affordable in this context is not understood at all, or considered to be applicable or relevant.

Some neighbours fear that this would set a very wrong precedent if this were to happen, for planning permissions on agricultural land and send out a very wrong message. It is felt that this should not happen and should not be encouraged.

AB noted that planning consent for 2 houses had previously been applied for and this was just for one. The applicant did not wish to be a burden to society.

Further discussion ensued and points were made about the land being agricultural and the buildings there, agricultural sheds, not existing buildings. PG felt that the proposed development would be much bigger, up to three times larger than the existing footprint that is shown. TB was also concerned about the size and believed that on the application the building would be in two fields, not just one. She felt that this was not the site for such a development. Regarding the Affordable it was stated that there is a proposed project opposite the Lion and Lamb in Ashton. **It was proposed by PG, seconded by GH and resolved by 10 votes to 1 that the application be objected to for the following reasons: This is a green, open, agricultural space outside of the village area. The proposed dwelling would affect the character of the area - open fields that are not developed or filled. The size is much bigger than the shown existing footprint. The site is not a community preferred and listed site and this application does not appear to meet affordable classification. The Affordable Homes Consultation project conducted in Breage Parish did not identify this as a site and other sites have been identified. If the applicant meets affordable criteria, an affordable housing application opposite the Lion and Lamb, Ashton, has already been submitted that could possibly provide affordable housing in the village. Vehicular access is not good and the narrow, unsurfaced Bridleway leads to an already obstructed and difficult junction onto Fore Street at a dangerous point on the bend.**

PA14/08834 – Mr E Sharp – Land adjacent to Grenville House, Fore Street, Ashton, HELSTON TR13 9RW

Construction of eleven dwellings comprising of seven affordable and four open market dwellings

PG spoke about what was meant by affordable in this application. Prices have got to be affordable and he felt that these homes would not be affordable for local people. What the homes look like is important. The Affordable homes in this application are tucked away in a small space at the back of the site, whilst the market price homes have much more space at the front. The Parish Council and Cornwall council have conducted meetings with the Parishioners in the past to ascertain which sites are the most acceptable. This site was not a listed site. The local public do not appear to have been consulted in regard to this application. HB - Several neighbours and other villagers have expressed their concerns to me about this planning application and on their behalf these concerns are now brought to the attention of the Meeting: 1. There is a relevant and lengthy planning history to this site. A planning application for this site has already been refused and enforcement conditions have been imposed on its use and access to it, that have not yet been complied with or enforced. 2. The site is and always has been a green field/paddock, adjoining but not within the residential curtilage of Grenville House, and as such is agricultural land, and its felt that it should remain so. 3. This proposal for a new development of 11 new dwellings, albeit with 7 of them designated as 'affordable', is considered to be inconsistent with the style, massing and sites fronting onto Fore Street, incompatible with the general character of the village, and that it's like a small self-contained housing estate in itself within the village - not a comfortable or conforming style or a natural development and against the wishes of many in the community. 4. This proposal is not only overdevelopment of the site with so many dwellings, but an imbalanced use of the land - the affordable housing is closely packed together at the north eastern end with very little front or rear amenity space. It is only accessible by a shared service road passing directly in front of the other four larger private or 'open market' houses - not considered an appropriate or balanced layout, mix or disposition of such diverse dwellings on this site. 5. The need for Affordable housing is recognized and supported in principle but only in the right places. This site is not considered to be one of these. There are other sites in the Parish which have already been identified as possible sites that may be suitable for Affordable Housing, subject to all the usual planning and highways considerations - but this was not one of them.

There is real concern that just by adding 'affordable housing' to an application now can somehow enhance and improve the chances of being given planning permission for housing, when it has been refused previously for other sound reasons. 6. There is greater concern over a proposed new vehicular entrance to this site and the amount of extra traffic that would be generated and have to use it. An application for an entrance here in the same spot already has been refused. 11 new dwellings could mean at least 22 more cars plus all the Service Delivery and Utility vehicles accessing this site to and from Fore Street, at a point very close to the potentially dangerous bend in the road, and even closer to it than the entrance to the next door property Grenville House. This is not considered a sound or safe idea by many. Neighbours and villagers know that the 30mph speed limit does little to slow the traffic through Ashton - it is consistently heavy and fast - and they know that this part of the road already is hazardous and potentially very dangerous and think that to add to it with such a new access/entrance here would be a big mistake, increase the risk of accidents and injury, and be against everyone's best interests. 7. Also there is concern over both land and foul drainage, given the density of houses and the number of new septic tanks proposed, and with ground conditions existing in this area. There is no mains drainage/sewerage in the village, and already there have been problems with a nearby communal septic tank needing an extra new land drain to be laid in the footpath/Bridle Way next to this site.

TB was very much against the access as she considered it to be in a very dangerous position. She felt that the affordable and market price homes should intermingle and not be separated. Further comment was added in that there did not appear to be sufficient affordable homes. It was noted that the Affordable Housing team at Cornwall Council does not approve of the layout and other matters. **It was proposed by PG, seconded by CR and unanimously resolved that the application be objected to as it does not meet Cornwall Council's definition of Affordable Housing Affordable should be indistinguishable from general market and it does not have the support of the local community. There has been no consultation with the community or the Parish Council. The prices of the houses were not felt to be affordable for the area and there are no rentable homes that are very much needed in the Parish. This was not an identified affordable housing site and other sites have been identified.**

b) TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF CONDITIONAL PLANNING PERMISSIONPA14/08979 – Mr & Mrs R Ward – Joycelyn, Hendra Lane, Ashton, HELSTON TR13 9TT

Front and rear extensions and loft conversion

c) TO RECEIVE ADVICE FROM CORNWALL COUNCIL OF REFUSAL OF PLANNING PERMISSIONPA14/08674 – Mr & Mrs Veal – 1 Bakers Row, Breage, HELSTON TR13 9PH

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

**7.FINANCE****a) To approve additional November payments**

no.	Name	cheque	Service/item	Net	VAT	Total
130	Breage Village Hall	103447	s106 grant payment Penbro Way	<b>£9,000.00</b>		<b>£9,000.00</b>
131	Breage Social Club	103448	s106 grant payment Penbro Way	<b>£3,000.00</b>		<b>£3,000.00</b>
132	Breage Field Committee	103449	s106 grant payment Penbro Way	<b>£456.00</b>		<b>£456.00</b>
133	D A Hallam	103450	Office Heater	<b>£202.00</b>		<b>£202.00</b>
134	e-on	dd	Electricity StreetlightsOct HiwysAct 1980 s301	<b>£261.99</b>	<b>£52.40</b>	<b>£314.39</b>
135	BT	dd	Telephone	<b>£23.78</b>	<b>£4.76</b>	<b>£28.54</b>
136	BT	dd	Broadband 3 months	<b>£72.00</b>	<b>£14.40</b>	<b>£86.40</b>
137	Mrs C L Macleod (Norton)	103452	Renewal Computer protection	<b>£56.50</b>	<b>£8.49</b>	<b>£64.99</b>
138	Mrs E Clarke	103451	Goodwill gesture damage heathersCemetery	<b>£25.00</b>		<b>£25.00</b>
				<b>£13,097.27</b>	<b>£80.05</b>	<b>£13,177.32</b>

**b) To consider the Accounts Team's recommendations for grants for the Financial Year 1 April 2015 to 31 March 2016**

Grants were **not** recommended for Ashton Community Association towards field maintenance as matters regarding ownership of the field still have to be decided; or for Carleen Village Hall towards a replacement boiler as the present boiler is apparently working; or for Friends of Hendra Close for speeding reduction signs as this is not for a community group.

It is recommended that invoices are seen to cover grants (i) to (viii)

PD and TA asked to speak regarding the replacement boiler for Carleen Village Hall and were given permission by the Chairman. They explained that although the boiler is technically working it is not working efficiently and by the time a large tea pot is filled the water is cold. The boiler has been inspected twice and nothing can be done. PG felt that this was a bad purchase and the boiler is working as well as it was designed to do that the Parish should not be paying out for that. He also expressed concern that as the Village Hall has £17,500 in hand a further grant could not be justified. The Clerk felt that Cllrs Ackland and Darby should leave the room as the matter was being discussed. PD added that the money had been worked hard for and is allocated for windows and the flooding problems. Cllrs Ackland and Darby left the room.

It was asked if there would be any second-hand value but this was dismissed for Health and Safety reasons. After further discussion **it was proposed by PG, seconded by GH and unanimously resolved that grants are not awarded for Ashton Community Association towards field maintenance as matters regarding ownership of the field still have to be decided or for Friends of Hendra Close for speeding reduction signs as this is not for a community group but that an LGA 1976 MP s19 grant of £300, half the requested amount be awarded to Carleen Village Hall towards a new water boiler. An invoice will need to be seen.**

Cllrs Ackland and Darby returned at this point.

- (i) LGA 1976 MP s19 grant of £500 towards re-pointing building for Ashton Snooker Club

**It was proposed by GH, seconded by HB and unanimously resolved that an LGA 1976 MP s19 grant of £500 be awarded to Ashton Snooker Club towards re-pointing the building.**

- (ii) LGA 1976 MP s19 grant of £400 towards a PA system for Ashton Village Committee

It is recommended that this is offered out to local groups for hire at a reduced rate

**It was proposed by AB, seconded by PG and unanimously resolved that an LGA 1976 MP s19 grant of £400 be awarded to Ashton Village Committee towards a PA system and that the equipment be offered out to local groups at a reduced rate.**

- (iii) S137 grant of £500 towards electrics, shelving, CCTV for Ashton Village Community Shop

Further investigation has been made and the profits from the shop will go to the Landlord although the shop is for the benefit of the Community. **It was therefore proposed by AB, seconded by SC and unanimously resolved that a grant not be awarded to Ashton Village Community Shop.**

- (iv) LGA 1972 s145 grant of £600 towards running costs for Breage and District Silver Band

**It was proposed by AB, seconded by SC and unanimously resolved that an LGA 1972 s145 grant of £600 be awarded to Breage and District Silver Band towards running costs.**

Cllr Rashleigh left the room at this point.

- (v) LGA 1976 MP s19 grant of £500 towards repair/renewal of play equipment and cutting back path edges for Breage Field Committee

Discussion arose regarding the amount of work that needed to be done and the cost of repairs/renewal and how the Field was used a lot by the community. **It was proposed by AB, seconded by PG and unanimously resolved that an LGA 1976 MP s19 grant of £1,000 be awarded to Breage Field Committee towards repair/renewal of play equipment and cutting back path edges.**

Cllr Rashleigh returned at this point.

- (vi) LGA MP 1976 s19 grant of £800 towards new front door for Breage Village Hall

The new door has had to be installed last week as rain was getting in and money has been used that was for other things. Retrospective grants are not permitted for s137 grants and many Councils do not permit this for all grants. However, this is not stated in Breage Parish Councils Grants Policy. It was felt that a grant could be paid from this financial year's money if the Village Hall asked for this, confirming that they had been in desperate need of the new door because of the bad weather and had had to purchase it before they had intended. **It was proposed by GH, seconded by Sc and unanimously resolved that as long as there was a clear paper trail an LGA MP 1976 s19 grant of £800 be awarded this financial year to Breage Village Hall towards the new front door on receipt of documentation from the Chairman explaining the emergency situation.**

- (vii) S137 grant of £300 towards insurance and PRS licences for youth club work for Godolphin Community Centre – subject to CRB checks and to insurance and licence costs not being met by the Chapel

After making checks it appears that these licences and insurance are required. The total is £280. **It was proposed by AB, seconded by TA and unanimously resolved that subject to confirmation of CRB checks and that insurance and licence costs are not being met by the Chapel has been established an S137 grant of £300 be awarded to Godolphin Community Centre towards insurance and PRS licences for youth club work.**

- (viii) LGA 1976 MP s19 grant of £1,000 towards further updating of kitchen work for Praa Sands and District Community Centre

**It was proposed by SC, seconded by HB and unanimously resolved that an LGA 1976 MP s19 grant of £1,000 be awarded to Praa Sands and District Community Centre towards further updating of kitchen work.**

- (ix) S137 The Local Governments Act 197 grant of £90 for the Royal British Legion towards poppy wreaths for the Remembrance Sunday Service 2014 and s145 The Local Governments Act 1972 grant of £50 towards the cost of Breage Band playing at the service

**It was proposed by TA, seconded by PG and unanimously resolved that an S137 The Local Governments Act 197 grant of £90 be awarded to the Royal British Legion towards poppy wreaths for the Remembrance Sunday Service 2014.**

**It was proposed by TA, seconded by SC and unanimously resolved that an s145 The Local Governments Act 1972 grant of £50 be awarded towards the cost of Breage Band playing at the Remembrance Service.**

- (x) Part 1 s2 Parish Councils Act 1957 Ch42, grant of £50 for Breage Parochial Church Council towards maintenance of Village clock

**It was proposed by TA, seconded by TB and unanimously resolved that a Part 1 s2 Parish Councils Act 1957 Ch42, grant of £50 be awarded to for Breage Parochial Church Council towards maintenance of the Village clock.**

(xi) S137 The Local Governments Act 1972 grant of £250 to Cornwall Air Ambulance towards assistance for Parishioners needing aid  
**It was proposed by TA, seconded by ID and unanimously resolved that an S137 The Local Governments Act 1972 grant of £250 be awarded to Cornwall Air Ambulance towards assistance for Parishioners needing aid.**

(xii) S137 The Local Governments Act 1972 grant of £50 to help Victim Support Cornwall run the Witness Service in criminal courts. This helps victims, witnesses, families and friends in Truro Magistrates Courts and Crown Court

**It was proposed by ID, seconded by AB and unanimously resolved that an S137 The Local Governments Act 1972 grant of £50 be awarded to Victim Support Cornwall to help run the Witness Service in criminal courts. This to help Breage Parish victims, witnesses, families and friends in Truro Magistrates Courts and Crown Court.**

(xiii) S137 The Local Governments Act 1972 grant of £50 to CAB Penzance, nearest branch, to help Parishioners

**It was proposed by TA, seconded by ID and unanimously resolved that an S137 The Local Governments Act 1972 grant of £50 be awarded to CAB Penzance, the nearest branch, to help Breage Parishioners.**

(xiv) S137 £100 towards further possible grants during year

**It was proposed by AB, seconded by SC and unanimously resolved that a further S137 £100 be allocated towards further possible grants during the year.**

**c) To consider and discuss the Accounts Team's recommendations for the Parish Council Precept/Budget for the Financial Year 1 April 2015 to 31 March 2016**

The draft precept as recommended by the Accounts Team had been circulated to Councillors previous to the meeting and to the public at the meeting was now amended, as shown below, to include the additional Carleen Village Hall grant; the increased grant to Breage Field Committee and the decreased Godolphin Community Centre grant and to remove the Ashton Community Shop grant.

	2013/2014	2014/2015	2014/2015	balance	Budget/ Precept
RECEIPTS	Actuals	Budget	Actuals		2015/2016
Precept	£49,000.00	£49,000.00	£49,000.00		£49,000.00
Council Tax Support grant	£4,475.02		£4,495.96	-£4,495.96	£3,804.00
Breage Cemetery	£2,576.00	£1,800.00	£1,568.00	£232.00	£1,800.00
General Admin	£17.00	£30.00	£71.80	-£41.80	£60.00
Grants & donations		£10.00		£10.00	£10.00
s106 Penbro Way Breage			£12,456.00	-£12,456.00	
Footpaths repayment from CC LMP	£3,273.00	£3,273.00	£3,002.53	£270.47	£3,273.00
Footpaths repayment from CC SWCP	£2,918.03	£1,918.45	£1,558.89	£359.56	£1,918.00
Bank Interest	£18.17	£12.00	£8.69	£3.31	£15.00
<b>TOTAL INCOME</b>	<b>£62,277.22</b>	<b>£56,043.45</b>	<b>£72,161.87</b>	<b>-£16,118.42</b>	<b>£59,880.00</b>
VAT (recovered)	£3,425.42	£3,000.00		£3,000.00	£3,000.00
	<b>£65,702.64</b>	<b>£59,043.45</b>	<b>£72,161.87</b>	<b>-£13,118.42</b>	<b>£62,880.00</b>
<b>PAYMENTS</b>					
<b>Administration</b>	<b>Actuals</b>	<b>Budget</b>	<b>Actuals</b>	<b>balance</b>	
Salaries	£18,982.28	£18,800.00	£11,310.17	£7,489.83	£19,700.00
Clerk absence Provision		£1,500.00		£1,500.00	£1,500.00
Expenses		£50.00		£50.00	£50.00
Councillors/Clerk Travel Expenses	£142.54	£180.00	£96.09	£83.91	£190.00
Employer's National Insurance	£1,493.87	£1,500.00	£887.50	£612.50	£1,650.00
Councillor and/or Clerk Training	£44.10	£300.00	£400.00	-£100.00	£500.00
Bank charges		£10.00	£61.51	-£51.51	£30.00
Audit Commission/Internal Audit	£450.00	£500.00	£450.00	£50.00	£500.00
Insurance	£938.90	£900.00	£929.41	-£29.41	£990.00
Stationery/Postage/Sundry office exp.	£1,714.85	£2,500.00	£1,112.33	£1,387.67	£2,500.00
Subscriptions (CALC, Open Spaces etc)	£836.79	£820.00	£846.42	-£26.42	£900.00
Advertising & Website	£250.00	£800.00	£764.20	£35.80	£250.00
Election/Referendum Provision	£147.93	£3,500.00		£3,500.00	£3,500.00
<b>Parish Rooms</b>					
Electricity	£924.62	£1,000.00	£300.66	£699.34	£1,000.00
Telephone	£505.08	£300.00	£218.28	£81.72	£380.00
Water	£52.00	£60.00	£22.17	£37.83	£60.00
Maintenance/Repairs/Renewals/Electrics	£1,829.34	£1,000.00	£789.03	£210.97	£1,000.00
Rates	£314.16	£330.00	£320.28	£9.72	£350.00
<b>General Maintenance, Repairs, Cleaning</b>					
Notice Boards/Benches/Signs/Fences/Phone box	£820.55	£500.00	£463.60	£36.40	£1,500.00

Bus shelters	£427.37	£500.00	£365.00	£135.00	£500.00
Cemetery	£480.87	£2,000.00	£1,042.85	£957.15	£1,500.00
Open Spaces Provision	£813.00	£300.00	£276.00	£24.00	£300.00
Praa Sands		£300.00	£402.00	-£102.00	£300.00
Praa Sands Reserved allocation			£389.66	-£389.66	
N/461	£165.00				
<b>Street Lighting</b>					
Routine Maintenance	£658.96	£1,000.00	£275.82	£724.18	£1,000.00
Non-routine Maintenance	£6,608.01	£6,000.00		£6,000.00	£6,000.00
Electricity	£2,966.16	£3,200.00	£1,293.03	£1,906.97	£3,200.00
<b>Other Expenditure</b>					
Contracts Grass	£3,484.00	£4,200.00	£2,837.00	£816.00	£6,000.00
Contracts Footpaths	£3,390.98	£3,400.00	£3,002.53	-£148.77	£5,000.00
South West Coastal Path	£2,918.03	£1,920.00	£1,558.89	£1.55	£1,920.00
Upkeep PROW 25 Airmens' Memorial		£100.00		£100.00	
Amenity Area	£235.00	£100.00	£21.00	-£11.00	£100.00
AAA additional towards grass cutting		£1,120.00		£1,120.00	
Grants s137 previous year	£1,298.00				
Grants s137 2014/15	£1,170.00	£2,838.00	£1,150.00	£1,598.00	£820.00
Other grants/donations	£4,320.00	£5,270.00	£3,900.00	£1,300.00	£4,700.00
Capital Expenditure	£347.50				
Disability discrimination					
N461					
Contingencies (i.e. late Precept)		£2,000.00		£2,000.00	
Emergency Contingency					
<b>TOTAL EXPENDITURE</b>	<b>£58,729.89</b>	<b>£68,798.00</b>	<b>£37,188.23</b>	<b>£31,609.77</b>	<b>£67,890.00</b>
VAT (paid)	£3,451.22	£3,000.00	£926.85	£2,073.15	£3,000.00
<b>TOTAL plus VAT</b>	<b>£62,181.11</b>	<b>£71,798.00</b>	<b>£38,115.08</b>	<b>£33,682.92</b>	<b>£70,890.00</b>

More than previous year

Less than previous year

#### Reserve allocation outstanding

Praa Sands s106	£1,240.00
Praa Sands fence	£302.34
Cemetery (gift)	£130.07
N/461 donations	£5.00
	<b>£1,677.41</b>

The Vice-Chairman led Council through the figures and time was spent in discussion and consideration of the Accounts Team's recommendations. Notice of the outstanding reserve allocation must be taken.

**d) To consider any further requested amendments/additions**

**(i) Towards VAS near School crossing Breage**

The cost of this is estimated at £1,000. Discussion followed and it was proposed by GH, seconded by TA and unanimously resolved that £100 be donated towards the VAS near the School crossing at Breage. This to be taken from the current year's balance.

**(ii) Any other**

A request had been received from Cornwall Blind Association but after discussion it was proposed by TA, seconded by ID and unanimously resolved that no grant be awarded.

**e) To set the Parish Council Precept for the Financial Year 1 April 2015 to 31 March 2016**

The Precept request must be returned to Cornwall Council Finance Service no later than 31 December 2014.

The Vice-Chairman noted that there would be no increase in the Precept. There is however time to adjust the Precept figure should Council so wish.

It was proposed by TA, seconded by HB and unanimously resolved that the 2015/2016 Precept for Breage Parish Council be set at £49,000 against an expected expenditure of £67,890 with the difference of £18,890 being met from Parish balances and expected income.

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

Grants Policy revision; Report on Planning; Praa Green steps to the beach; Rock Armouring; Reply to Grace Fisher regarding Praa Sands survey.

**9. DATE AND TIME OF NEXT MEETINGS/EVENTS**

**Members only meeting with Ashton Community Association Trustees Monday 24 November 2014 at 7.00 p.m. in the Parish Rooms, Breage; Ordinary Parish Council Meeting Tuesday 2 December 2014 at 7.00 p.m. in the Parish Rooms, Breage; Christmas Meal for those who have booked Thursday 11 December 2014 at 7.00 p.m., The Sandbar, Praa Sands.**

**There being no further business, the meeting closed at 9.02 p.m.**

**BREAGE PARISH COUNCIL**  
**MINUTES OF PUBLIC PARTICIPATION DURING THE MEETING TO SET THE PRECEPT FOR 2015/2016 HELD IN**  
**THE PARISH ROOMS BREAGE AT 7.00 PM ON THURSDAY 20 NOVEMBER 2014**

At 7.02 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 France congratulated Council on the new website. He had come because of the possibility of there being two housing estates in Ashton. He felt that Planning should not be discussed at a Precept meeting as people would not know that it would be on the agenda. He spoke about affordable housing, saying this was not just a label. He expressed concern over the minute cycle and wondered if minutes could be released within 2 weeks.

Mr Richards from the White House, Higher Road, Breage who was distressed that the planning application for a dwelling at the rear of Pencair, Higher Road had been approved on appeal.

Mr Liddell, the owner of Chapel House that will be adjacent to the new building behind Pencair explained that part of his front garden had been taken away on the secondary plans. Mr Liddell's home was bought before land registration and he is concerned that there will be larceny of his land through land registration as this has been applied for. Mr Liddell has been told that it will be a civil case should the Pencair applicants build on his land. According to the plans Mr Liddell's front wall that has been there since 1859 will be demolished.

On the same application, Mrs Gittins expressed her concerns. It has been and still is a great worry to her. She believes that the property is not just a business address. Mr Gittins, again on the same application, said that he had raised various concerns but none have been addressed.

Mr Thorpe who has a planning application on the agenda, [PA14/10277](#), told the meeting that this would be a family house for himself and his family. It will not be profit making. He wants to stay in the area.

Mr Sharp has a planning application on the agenda and asked for the Parish Council's support. He was willing to answer any questions.

Mr Rayment spoke about second homes and increases in Council Tax for these homes, saying that some years ago he had written to a Peer of the Realm suggesting it be trebled. He was told that the person could not possibly get involved. There are several second homes in Praa Sands that are unoccupied for most of the year. He spoke about Cllr Hannaford saying that holiday lets are fantastic for tradesmen like plumbers. Many of these premises are only being used 8 to 10 weeks of the year. He spoke about the Cornwall Council budget that he had seen in the West Briton and the amount of money that the Leader is being paid.

He had sent in an e-mail regarding Mr Sharp's planning application which he reiterated:

*I wish to object to this Application on the following grounds:*

- 1. The land for this proposed development is not within the area designated for development and to allow this application would set a precedent for the area,*
- 2. The proposed plan is very cramped for the number of properties suggested and would allow only about 286 sq metres per dwelling total, including access roads etc. It is notable that the adjoining property, Grenville House, which is fairly large, occupies a similar size plot of land by itself.*
- 3. The proposed access to the A394 would be very dangerous bearing in mind that there would be likely to be about 22 residents cars as well as traffic from delivery vehicles etc and cars would have to come out onto the road close to a bend. In recent past another application to allow vehicular access from this small field was refused on grounds of road safety.*
- 4. I am concerned also about the timing of this Application, which is dated over two months ago and yet Cornwall Council seems to require the Parish Council to consider the matter and give its opinion within a very short time, even though the date given for CC's determination deadline is next February. What has happened to Localism?*

He expressed that if the application is approved Cornwall Council would receive a large sum per dwelling.

Ms Nicholls spoke as Mr Sharp's agent. She spoke about procedures and explained the delay in the application time as being because an extra report had been needed and the application had been held in abeyance. The standard number of days is 21. An extension may be agreed if it is not within the Parish Council's timescale.

She spoke about the application saying that 125 families are in need of affordable homes. There are 7 affordable homes and 4 open market. They had looked at the possibility of affordable rented properties but these were not viable. The open market homes would be at the front and the affordable, higher density at the rear of the plot. Each has been designed in the character of the area, in natural stone and slate and pride had been taken in the design. Trees would be added to. Drainage would be handled by a comprehensive treatment package plant of sufficient capacity. Regarding traffic – there are 2 parking spaces per dwelling. There is single access but here would be a secondary pedestrian access to the top of the plot. She felt that the application had been well thought out and hoped Council would support it.

Mrs Overton spoke about Mr Sharp's application. She lives in the cottage opposite the site and objected to the application which she found overwhelming for a village. The access had had refusal in the past with a resubmission and further refusal. She did not see how it could now succeed. The access is not viable.

Mr Pascoe, on the same application, felt that there is no need for these affordable homes because of the application that is in the pipeline for affordable homes opposite the Lion and Lamb in Ashton. He asked who would be able to afford them. His daughter had thankfully been granted an affordable home in the recent Penbro Way development, Breage. The entrance for this application has been turned down twice. It is dangerous. The ground was supposed to be reinstated here. He felt it to be a disgrace to the entrance to the village.

Mr Cook also spoke about the application saying that 22 parking spaces meant 22 vehicles to use an entrance that people were against for one house. The entrance to Tregonning Close would not be right.

Public Participation ended at 7.24 p.m.