

BREAGE PARISH COUNCIL

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Parish Rooms
Breage
Helston
TR13 9PD

**ORDINARY PARISH COUNCIL MEETING TO BE HELD IN THE PARISH ROOMS
BREAGE ON TUESDAY 3 OCTOBER 2017 AT 7.00 P.M.**

To: Members of the public and press

You are hereby invited to attend the above Meeting. Planning Applications are in the Parish Rooms for your inspection.

Applications received after the posting of this notice will be examined and commented on by Council Members. Members of the public should contact the Parish Clerk on 01326 574781/07767165077 or email breageparishcouncil@btconnect.com before noon on the Thursday before the meeting for information on further applications received.

X Carol Macleod

Carol Macleod
Clerk and RFO to Breage Parish Council

AGENDA

1. FIRE EVACUATION PROCEDURE

There will be no fire alarm test this evening. If the alarm sounds please leave in silence by the front door and meet outside the Queens Arms for a roll call.

2. APOLOGIES FOR ABSENCE

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 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 a).

b) To take consideration of written requests for dispensations

Received from Cllr Ralph re. Pellor Road parking

d) Members to give consideration as to whether their Register of Interest forms have been lodged with the Clerk

4. TO CONFIRM THE MINUTES OF THE ORDINARY PARISH COUNCIL MEETING 12 SEPTEMBER 2017

5. PUBLIC PARTICIPATION

a) Each member of the public is entitled to speak once only in respect of business itemised on the agenda or in respect of something they wish to bring to the Parish Council's attention for inclusion on a future agenda and may speak for a period of time which is at the Chairman's discretion

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

c) The Chairman may direct that a response to a question posed by a member of the public be referred to a Councillor for oral response or to the Clerk for a written or oral response

d) A record of the public participation session shall be included on a separate page in the minutes of the meeting

6. REPORT FROM CORNWALL COUNCILLOR

7. PLANNING

a) TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM CORNWALL COUNCIL

1. Application PA17/08659

As this application is for works to trees in a Conservation Area, it will be decided under delegated authority. BPC does not need to submit any comments to the local planning authority as this is merely to notify that an application has been received

Proposal T1 - is a small-medium Goat Willow tree located on the North boundary to the Western end of the garden, to be felled T2 - is a small Hawthorn tree located on the Southern boundary to the Western end of the garden, to be felled

Location Karinya Pellor Road Breage Helston Cornwall

Applicant Mr Reading

2. Application PA17/08562

Proposal Replacement rear conservatory and side porch. Improvements to parking area and rear terraced decking to be extended.

Location Achnashee 1A Castle Drive Praa Sands Penzance

Applicant Mr & Mrs Carr

3. Application PA17/08500

Proposal Application for variation of condition number 3 in respect of decision notice PA14/06448

Location Bodillian Treweloe Road Praa Sands Penzance

Applicant Mrs Lyn Salter

4. Application PA17/07698
Proposal Extension of garage to provide annex living-accommodation
Location Willavean Higher Road Breage Helston
Applicant Mr Wheatley

5. Application PA17/08862
Proposal Works to Sycamore trees (T1, T2, T3 and T4)
Location Herland Bungalow Godolphin Cross Helston TR13 9RL
Applicant Mr Jones

6. Application PA17/07733
Proposal Erect two suspended walkways to access balcony
Location Sandpiper Praa Green Praa Sands Penzance
Applicant Mr Peter Allsopp
New plans have been submitted

b) TO CONSIDER PLANNING APPLICATIONS RECEIVED AFTER PUBLICATION OF THE AGENDA UP TO 12 NOON ON THURSDAY 28 SEPTEMBER

c) TO CONFIRM BREAGE PARISH COUNCIL'S DECISIONS

i) Application PA17/04330
Proposal Listed building consent to replace rotten sash windows
Location Pellor House Pellor Road Breage Helston
Applicant Mr R Matifa

At the September meeting Breage Parish Council objected to this as it was for UPVC windows. The Officer has since confirmed that revised plans had been submitted for wooden sash windows. The Clerk circulated this to the 10 Councillors who had voted and received replies from 7 confirming that they would wish to support the revised application.

To confirm that Breage Parish Council supported the application for wooden sash window replacement re. Application PA17/04330

ii) Application PA17/06256
Proposal New entrance on to A 394, Installation of cesspool for storing of sewage waste and Installation of cess tank for greywater.
Location Cherry Meadow Higher Road Breage Helston
Applicant Mr Maximillion Fuerst Von Conway Cherry Mason Limited

The above application was discussed at the previous Parish Council meeting and the following was received from the Planning Officer:

I refer to the above application which the Parish Council objected on the grounds the access onto the A394 would be dangerous and on the basis the cess pool would not be suitable and unnecessary. It was also stated that the green space should not be used in anyway.

The application has not demonstrated how an access on to the A394 can be achieved safely. The creation of an access in this location would also generate adverse harm to the character and appearance the area through the loss of the hedgerow and flora. I am therefore recommending refusal on these grounds.

The installation of a cess pool and cess tank would not give rise to environmental harm provided it is installed correctly. A perceived lack of need for the installation is not a planning reason to refuse the application. The land can be used for agricultural purposes.

Whilst the decision would not cite the cess pool within the reason for refusal if the applicant appealed the decision the Inspectorate would consider the application afresh and any matters raised. The Parish Council could therefore raise their concerns regarding the cess pool and other matters at this time.

The application is recommended for refusal. In accordance with the Protocol for Local Councils, you now have three options:

- 1. Agree with my recommendation.*
- 2. Agree to disagree.*
- 3. Maintain your view on the proposal contrary to my recommendation and request consideration by the planning committee (which I will then discuss with the Divisional Member who may or may not agree with your view and the Head Of Service to determine if this application will go before the planning committee)*

This was circulated to the 10 Councillors who had voted. The results that were forwarded to the Officer will be provided at the meeting on 3 October

To resolve to confirm the way that Councillors voted re. Application PA17/06256

iii) Application PA17/04233
Proposal Retention of Existing Field to be used as Domestic Curtilage/Garden Area for Main Dwelling House and retention of existing outbuildings
Location Chy Kerensa Prospect Row Ashton TR13 9RR
Applicant Mr & Mrs Inch

This application was discussed at the last Parish Council meeting and BPC objected

The following was received from the Planning Officer:

I write in connection with the above application to which Breage Parish Council provided the following comments received 13 September; Breage Parish Council continues to object to this application for the same reasons as originally stated. This is part of a green, agricultural strip that originally belonged to a farmer and it would be a retrograde step if this became a garden. The chain of small fields at the rear of the houses on this side of Prospect Row, including this field, form a green buffer zone that would be at risk if the field is annexed into the domestic property. If this happened there would be possibility for development and an incursion into the countryside. This should not happen.

The application site is situated to the immediate North of the affordable housing led development for eleven dwellings which fronts the A394 (PA16/07939) and will alter the character of the area. The land subject of this application has been considered by the World Heritage Site Team who confirm that they hold no objections to the proposal subject to a condition being imposed on any planning permission which restricts further outbuildings being constructed. Given the comments received and the recent planning permission granted to the South it is concluded that a refusal on visual impact grounds would be difficult to sustain at appeal and may place the Council at risks of costs.

Should development of the application site be sought this would be subject to the requirement for a planning application and where Parish Council views would be sought. An assessment as to whether any future development of the site adversely impacted upon the character of the area would need to be made at the time any future application is submitted. The current application must be determined on its merits.

The application is recommended for approval. In accordance with the Protocol for Local Councils, you now have three options:

- 1. Agree with my recommendation.*
- 2. Agree to disagree.*
- 3. Maintain your view on the proposal contrary to my recommendation and request consideration by the planning committee (which I will then discuss with the Divisional Member who may or may not agree with your view and the Head Of Service to determine if this application will go before the planning committee).*

This was circulated to the 10 Councillors who had voted. The results that were forwarded to the Officer will be provided at the meeting on 3 October

To resolve to confirm the way that Councillors voted re. Application PA17/04233

d) TO RECEIVE NOTIFICATION OF GRANTS OF CONDITIONAL PLANNING PERMISSION FROM CORNWALL COUNCIL

List available from Clerk

e) ENFORCEMENT MATTERS

(i) Elysian Fields Footpath 14

(ii) Lower Trescowe Farm – use of land

8. FINANCE

- a) Any items to be considered for the Precept/Budget 2018/19 please inform the Clerk before the meeting of F&GP Committee on 18 October
b) All grant applications to be submitted by 6 October 2017
c) To resolve Finance Regulations 6.6 Resolution for approval of use of a variable DD for payments to British Gas for electricity supply to Parish Rooms
d) To approve annual grant, (Parish Councils Act 1957 Ch42 Part 1 s2), of £50 towards maintenance of the Breage Village Clock, item 139 and to resolve as follows: that in pursuance of the power conferred by section 2 of the Parish Councils Act 1957 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 £50 grant payment towards maintenance for the Breage Parish Clock
e) To approve an s137 grant of £90 for purchase of wreaths and LGA 1972, item no. 140 and an s145 grant of £40 towards band payment for Remembrance Day service at Breage Church item no. 141 and to resolve as follows: that in pursuance of the power conferred by sections 137 and 145 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 payment for wreaths and band costs for Remembrance Day
f) To resolve to approve remaining October payments

no.	Name	cheque	Service/item	Net	VAT	Total
132	R Sanders	103935	SWCP 4th cut	£395.84	£79.17	£475.01
133	Grant Thornton UK LLP	103936	External Audit 2016/17	£400.00	£80.00	£480.00
134	BT	dd	Mobile	£20.00	£4.00	£24.00
135	Complete Business Solutions Ltd	103937	Inks/paper NHP	£618.46	£123.69	£742.15
136	E Thomas	103938	Network repair	£25.00		£25.00
137	Cormac Solutions Ltd	103939	PS Toilets Cleaning August	£557.24	£111.45	£668.69
138	R Sanders		Contract grass cutting 2 cuts	£390.00	£78.00	£468.00
			Praa Green & Triangle	£75.00	£15.00	£90.00
			Hedges Cemetery & Breage Field	£120.00	£24.00	£144.00
			Additional paths Praa Green	£60.00	£12.00	£72.00
			Verge and hedge Layby opposite Vicarage Row	£120.00	£24.00	£144.00
			Remove moss Cemetery driveway	£23.50	£4.70	£28.20
		103940		£788.50	£157.70	£946.20
139	PCC of Breage		Part 1 s2 Parish Councils Act 1957 Ch42 Grant towards maintenance of the Village clock	£50.00		£50.00
140	The Royal British Legion	103942	s137 The LGA 1972 grant towards poppy wreaths	£90.00		£90.00
141	Breage Band		s1145 The LGA 1972 towards Band at Remembrance Service Breage	£40.00		£40.00
			sub-totals	£2,985.04	£556.01	£3,541.05
128	Mrs C L Macleod	BACS	Salary Sept			
129	Post Office Ltd (HMR & C)		PAYE Employer's NI	£358.60 £210.55		£358.60 £210.55
		103934		£569.15		£569.15
130	NEST		Pension Sept Clerk Pension Sept Employer	£68.79 £51.59		£68.79 £51.53
		dd		£120.38		£120.38
142	Mrs C L Macleod	103941	Travel 28.5 mls @ 53p parking	£15.10 £0.60		£15.10 £0.60
				£15.70		£15.70
143	Mrs C L Macleod	103942	Petty cash	£5.22	£1.04	£6.26
131	Mrs S Orpin	103933	Cleaner salary August	£19.00		£19.00
			Totals	£3,714.49	£557.05	£4,271.54

g) To acknowledge receipts

Cemetery fees: £609; PS Toilets Donation box: £120.09; Admin: £5; Precept: £37,250; Council Tax Support Grant: £1,520.41

9. FOOTPATHS

- a) 14 - update
b) 64

10. HIGHWAYS

- a) VAS socket Breage – update

11. STREET LIGHTING

- a) Clerk has been unable to find any other maintenance contractors for Street Lighting

To discuss and resolve what the next course of action should be

12. CEMETERY AND CLOSED GRAVEYARDS

- a) Update on Closed Graveyards maintenance
b) Interment 30 September 2017, Row 20 Grave 369
c) To resolve to approve request for additional inscription for the late Matilda Asenath Jeffrey

13. PRAA SANDS

a) TOILETS

- i) To receive report from Chairman of the Toilets Committee
ii) To receive and accept the minutes of the Toilets Committee meeting of 31 August 2017

iii) Resolution from the meeting 23 March 2017 by 10 votes and 1 abstention:

As a result of the report received from Mr Jon James (Cornwall Council) today 23rd March 2017 with regard to the public conveniences at Praa Sands Breage Parish Council is satisfied the requirements of the resolution passed on 24th November 2016 have progressed sufficiently to allow it to maintain its financial support of the Praa Sands public conveniences until September 12th 2017, a regular meeting of Breage Parish Council. In order to achieve a full and formal handover of the facility from Cornwall Council to Breage Parish Council the following points listed below must be discharged and agreed by both parties.

At or before this date clear evidence must be provided by Cornwall council that:

- 1. An alternative treatment plant is available and has been funded and will be installed by Cornwall Council at a date to be agreed, prior to formal hand over to Breage Parish Council.*
- 2. Full legal safeguards are in place with respect to land appropriation and subsequent use for pipe work and the drainage field.*
- 3. All licences and approvals are in place from the statutory undertakers to allow the system to operate.*
- 4. Projected costings for the future running cost of the system to be made available to the Responsible Financial Officer of Breage Parish Council to allow future budget setting.*

If any of the above points are in default, details of any proposed alternative scheme will be communicated to Breage Parish Council at the earliest opportunity by Cornwall Council or its appointed representative

- iv) To receive report from Mr J James
v) Notice of motion for resolution was given on 23 March 2017 see above
b) CONCERNS EXPRESSED BY SEA MEADS BEACHSIDE HOLIDAYS REGARDING PRAA SANDS
c) Fly Tipping on Byway 47

To resolve to decide whether letters should be sent out advising of Parish Council Policy or alternatively, if there should be prosecution

14. ASHTON AMENITY FIELD

- a) Ashton Village Committee Land Usage Agreement

15. NEIGHBOURHOOD DEVELOPMENT PLAN

- a) Update

16. PELLOR ROAD/BAKER'S ROW BREAGE

- a) Car parking update

17. TELEPHONE KIOSKS

- a) Godolphin – Godolphin Cross Community Association An agreement document for a new adoptee has been produced
b) Carleen – Request received for permission for the kiosk to be used as a library has been approved by Carleen Village Hall Committee (land owner)

The Handyman has checked the safety of the shelf and confirms that it has been installed to a very safe standard. The door cannot be altered.

To resolve to permit Jan Taylor to use the telephone kiosk at Carleen as a library subject to Insurance approval

18. HANDYMAN TASKS

The Clerk has agreed to the following repairs being carried out by the Handyman:

Breage Green bench – right-hand leg rotting- to be repaired
Pengersick Lane bench – replacement needed - Clerk to order
Ashton bus shelter – fascia boards to be replaced
Breage bus shelter end of Higher Road – Ivy to be removed and perspex window to be fitted
Ashton bus shelter opposite Lion and Lamb – Back fascia board replacement
Notice Boards Parish Rooms to be cleaned
Notice Board Trescowe- to be replaced
All other shelters and benches in satisfactory condition

19. REPORT FROM CLERK

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

21. CORRESPONDENCE

List available from the Clerk

22. TO RECEIVE ADVANCE NOTICE OF ITEMS FOR NEXT AGENDA

23. TO CONFIRM THE DATE AND TIME OF NEXT MEETINGS

F&GP COMMITTEE MEETING TO DISCUSS 2018/19 PRECEPT/BUDGET AND MAKE STATUTORY RECOMMENDATIONS TO FULL COUNCIL ON 18 OCTOBER 2017; ORDINARY PARISH COUNCIL MEETING ON TUESDAY 7 NOVEMBER 2017; PARISH COUNCIL MEETING TO SET THE PRECEPT/BUDGET 2018/19. ALL MEETINGS AT 7.00 P.M. IN THE PARISH ROOMS