

MINUTES of the ORDINARY MEETING of ST JUST-IN-PENWITH TOWN COUNCIL held in the Council Chamber, Council Offices, 1 Chapel Street, St Just on Monday 3 April 2017 at 7.15 p.m.

PRESENT

Cllr K McFadden - Town Mayor  
Cllr D Stevens - Deputy Town Mayor

COUNCILLORS

Mrs M Blundy	F Morris
B Clemens	D Roberts
Mrs F Cock	G Roberts
T McFadden	Mrs G Salmon

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Cllr Mrs James – Cornwall Councillor

RESIGNATION OF TOWN COUNCILLOR

The Town Mayor reported the resignation of Cllr Mrs McQueen from the Council with effect from 3 April 2017.

TC.290 APOLOGIES FOR ABSENCE

There was an apology for absence from Cllr N McFadden.

TC.291 DECLARATIONS OF INTERESTS

The Town Mayor and Cllr T McFadden declared a non-discloseable interest in min no. TC.298/17 (Pendeen Playing Field – Inspection Report) as they were related to the contractor and agreed to withdraw from the meeting for consideration of the item.

The Town Mayor and Cllr T McFadden declared a non-discloseable interest in min no. TC.300(a)/17 (Applications) in respect of PA17/02352 as they were related to the applicant, and PA17/02364 as the applicant was a business customer and agreed to withdraw from the meeting for consideration of both applications.

The Deputy Mayor declared a non-discloseable interest in min. no. TC.299(a)/17 (Grant Applications) as the Treasurer of the Nancherrow Project and he agreed to withdraw from the meeting for consideration of the application.

Cllr D Roberts declared a non-discloseable interest in min. no. TC.299(a)/17 (Financial Assistance) in respect of the grant application from the Nancherrow Project as a business customer and agreed to withdraw from the meeting for consideration of the application.

TC.292 DISPENSATIONS

There were no dispensations granted.

TC.293 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 20 March 2017 be approved as an accurate record and signed by the Town Mayor.

TC.294 MATTERS ARISING

The Town Clerk reported that she had received a response from Cornwall Council's Planning Service regarding the installation of the defibrillator on the Council Office building. The advice suggested that the proposal could be treated as "*De Minimis*" and therefore not require planning consent. However, if the Town Council wished to have the matter formally confirmed it could submit a "Do I Need Planning Permission" form.

The Town Council agreed to accept the advice as provided via email and to proceed with the installation of the defibrillator on the Council building.

(Action by: Elaine Baker)

TC.295 SALE OF ST JUST TOWN COUNCIL BUILDING AND LAFROWDA CAR PARK

The Town Council received and noted the content of a letter from Mark James, Localism Manager (West), Cornwall Council dated 27 March 2017 advising the Council of the decision of the Strategic Devolution Steering Group (DSG) on 21 March regarding the sale of the Council building and Lafrowda Car Park to the Town Council.

The DSG had recognised that there was still a significant amount of financial modelling to undertake and land ownership issues to deal with before any sale of the two assets could proceed. A Director's letter confirming the principles of transfer was being drafted. Given the limited resources within Cornwall Council and other competing devolution projects currently in progress, it was unlikely that the St Just devolution package would be commenced until the current work programme had been completed. However, the letter gave an assurance that Cornwall Council would work with the Town Council to secure the devolution package once resources became available.

TC.296 NEIGHBOURHOOD PLANNING – AREA OF DESIGNATION

The Town Council noted the approval to the Area of Designation by Cornwall Council as part of the neighbourhood planning (NP) process and considered the establishment of a formal Steering Group to oversee the NP process.

RESOLVED: That a formal Neighbourhood Planning Steering Group is established by the Town Council with effect from the Annual Meeting of the new Council on 15 May 2017, with terms of reference as suggested by Cornwall Council's Neighbourhood Planning Team to oversee the neighbourhood plan process.

(Action by: Elaine Baker)

TC.297 ST JUST COMMUNITY LIBRARY – TOWN COUNCIL REPRESENTATION

The Town Clerk reported back to the Council on the outcome of discussions with the Friends of St Just Library (FoSJL) regarding Town Council representation on its Board of Trustees. The Council was advised that under its constitution only individual trustees were allowed and that the Board could accept one Town Councillor (with voting rights) for a period of twelve months. Re-appointment would then be required. The FoSJL had also confirmed that a substitute member would also be acceptable (to attend in the absence of the trustee) but without voting rights.

The Town Clerk commented that as the Council considered appointments to outside bodies on an annual basis, this suggestion was in accordance with Council protocol.

The Deputy Mayor expressed concern at the suggestion being put forward by the FoSJL for an individual trustee as this would expose the individual appointed to risk, and not the whole Council as would have been the case if a Corporate Trustee was appointed. The Deputy Mayor stated, in his opinion, that there was no reason why the appointment of a Corporate Trustee should not be permitted by the Charities Commission.

RESOLVED: That the Deputy Mayor is requested to contact the FoSJL to discuss the appointment of a Corporate Trustee in further detail and to report back to the Council.

(Action by: Dave Stevens)

TC.298 PENDEEN PLAYING FIELD – INSPECTION REPORT

In accordance with their disclosures of interest the Town Mayor and T McFadden withdrew from the meeting for consideration of the following item.

In the absence of the Town Mayor the Deputy Town Mayor took the chair for the following item.

The Town Clerk reported that following a recent inspection the following issues had been reported: runway seat too low; replacement of timbers on the platform; flat swings chains twisted and installed incorrectly; cutting back of threads including on the basketball hoop. The Town Clerk confirmed that Neil Hancocks had been instructed to replace the timbers on the ramp.

RESOLVED: That, on health & safety grounds, Cornwall Garden Services is instructed to carry out the repairs as listed in the report dated 23 March 2017 (except for the ramp repair) as soon as practicable.

(Action by: Elaine Baker)

TC.299 FINANCE

(a) Financial Assistance

The Town Council considered a report by the Town Clerk which set out requests for financial assistance from iSightCornwall (former Cornwall Blind Association) towards its "outreach" Community Project and the Nancherrow Project for refurbishment works to the building.

In accordance with their disclosures of interest the Deputy Mayor and Cllr D Roberts withdrew from the meeting for consideration of the grant request for the Nancherrow Project.

RESOLVED That the following grants be awarded: -

iSightCornwall	£500.00
Nancherrow Project	£2000.00

(Action by: Elaine Baker)

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £21.59 be approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

There were no letters of thanks.

TC.300 PLANNING

(a) Applications

In accordance with their disclosure of interests the Town Mayor and Cllr T McFadden withdrew from the meeting for consideration of the following two applications.

In the absence of the Town Mayor the Deputy Town Mayor took the Chair.

**PA17/02364** Sub-division of premises to form four residential flats at Launderette, Market Street, St. Just. Applicant: Mr. Paul Woolcock. . **(T C I No objection).**

**PA17/02352** Re-submission of withdrawn Application No. PA16/10953 dated 25<sup>th</sup> January, 2017 for a proposed 2-storey, 3-bedroom dwelling on land at site of former Trewellard Stores, Trewellard, Pendeen. Applicant: Mr. Danny Menear. **(T Cl Support)**

(b) Decisions

**PA16/11300** Demolition of existing garage and replacement with a new garage with extensions to the rear of the house at Carrallack Villa, St. Just. Applicants: Mr. and Mrs. Devile. **Approval (T. Cl. No Objection).**

**PA17/00733** New dwelling and integral garage at Penninnis, Boscaswell Downs, Pendeen. Applicant: Mrs. L. Maddams. **Approval (T. Cl. No Objection).**

**PA17/00877** Conversion of barns to form two dwellings and a detached garage (amended location of garage structure in regards to PA16/00825) at Kelynack Barns, Kelynack, St. Just. Applicants: Mr. and Mrs. D. Atkinson. **Approval (T. Cl. No Objection).**

**PA17/01263** Proposed first floor rear extension and formation of car parking to front garden at 19, Hillside Cottages, Trewellard, Pendeen. Applicant: Mrs. M. Trembath. **Approval (T. Cl. No Objection).**

(c) Appeals

**PA16/00908** Application to erect two new semi-detached dwellings on land adjacent to 21, Carnyorth, Carnyorth, St. Just. Applicant: Mr. Richard Holdcroft. **Refusal (T. Cl. Strong Objection).**

TC.301 SCHEDULE OF PAYMENTS

RESOLVED: That in accordance with paragraph 6.7 of the Council's Financial Regulations the list of Direct Debit and Standing Order payments for 2017 – 18 is approved.

(Action by: Elaine Baker)

TC.302 AUTHORISATION FOR TOWN CLERK & RFO

RESOLVED: That, in accordance with FR 6.9, authority is delegated to the Town Clerk & RFO to use internet banking for Town Council payments.

(Action by: Elaine Baker)

TC.303 MATTERS FOR REPORT

The Town Clerk reported that the issue of the condition of the Skate Ramp had been raised again by a group of young skaters. Cllr Mrs James had become involved and was due to meet the group on 26 April to discuss their concerns. The Town Clerk asked if the Town Council wished to attend the meeting. It was AGREED that Cllr Clemens would attend the meeting.

The Town Council was also advised that Cornwall Council was currently seeking public views on the recreation ground as part of a formal consultation process.

The Deputy Mayor reported that the Town Guide had been completed and would be printed in due course.

Cllr Mrs Blundy reported on her four years as Town Councillor.

Cllr Clemens reported on the parking of vehicles in front of the gate to Pendeen Playing Field.

TC.304 INFORMATION ITEMS

None received.

TC.305 EXCLUSION OF PRESS & PUBLIC

RESOLVED – that under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960, it is proposed that, because of the confidential nature of the business to be transacted, the public and press be excluded from the meeting for the business specified in the following item.

TC.306 STAFFING ISSUES

The Town Council discussed the issue of staff contracts of employment.

Meeting closed at 8.00 p.m.

Town Mayor