

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 9 January 2017 at 7.15 p.m.

PRESENT

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

COUNCILLORS

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

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Cllr Mrs James – Cornwall Councillor
Mr & Mrs Sharpe – The Old Vicarage, Pendeen
Tom & Maya Conway – PA16/10985
Sam Brown – PA16/09627
Viv Wills – PA16/09475 – arrived after application had been considered by the Council
Danny Menear – PA16/10953
Local resident

TC.203 APOLOGIES FOR ABSENCE

There were no apologies for absence.

TC.204 DECLARATIONS OF INTERESTS

The Town Mayor, Cllr N McFadden and Cllr T McFadden declared a non-registerable interest in minute no TC.215(b)/16 in respect of planning application PA16/10953 as they were related to the applicant and PA16/09475 as the applicant was a business client and agreed to withdraw from the meeting for consideration of the applications.

Cllr D Roberts declared a non-registerable interest in minute no. TC.215/16 (Applications) in respect of planning application PA16/09475 as the owner of an adjacent business and agreed to withdraw from the meeting for consideration of the application.

Cllr G Roberts declared a non-registerable interest in minute no. TC.215/16 (Applications) in respect of planning application PA16/09475 as a tenant on the site and agreed to withdraw from the meeting for consideration of the application.

TC.205 DISPENSATIONS

There were no dispensations granted.

TC.206 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 12 December 2016 be approved as an accurate record and signed by the Town Mayor.

TC.207 MATTERS ARISING

In response to a question from Cllr Mrs Blundy, the Town Mayor reported that he had discussed a proposed relocation of the defibrillator with Mr Paul Woolcock, Commercial Hotel and Mr Chris Goninan and that consideration was being given to relocating the equipment on the Age Concern building in Fore Street. The Council would be kept advised of progress.

TC.208 PUBLIC CONVENIENCES – SERVICE LEVEL AGREEMENT & DELIVERY

The Town Clerk reported that confirmation had been received from Cornwall Council that it would be willing to enter into a five-year service level agreement (MoU) with the Town Council, in respect of the public conveniences, subject to annual review. Details of service delivery information had also been provided which set out the proposed cleaning regime.

As discussions were continuing with Cornwall Council's Property Services regarding a potential freehold purchase of the carparks, which included the toilets, it was agreed that a new Memorandum of Understanding (MoU) should be signed to provide continuity of service provision until such time as a decision on whether or not to proceed with a freehold purchase was taken.

RESOLVED: -That a new MoU between the Town Council and Cornwall Council in respect of the public toilets and car parks within the parish be signed on terms to be agreed, for a five-year period with effect from 1 April 2017.

(Action by: Elaine Baker)

The Town Council also agreed to the Town Mayor's request that Cllr Morris, in addition to himself, Deputy Mayor and Town Clerk, being authorised to represent the Town Council at meetings with Cornwall Council to discuss freehold purchase options.

TC.209 SUSTAINABILITY & TRANSFORMATION PLANS (STP)

The Town Council received details on the new Sustainability & Transformation Plan which set out health and care organisations outline proposals for service transformation over the next five years. The STP was a response to the NHS England Five Year Forward View and Devolution Deal for Cornwall with three main aims:

- Improve the health and wellbeing of the local population;
- Improve the quality of local health and care services; and
- Deliver financial stability in the local health and care system.

The document was now the subject of a period of public consultation until 20 January 2017 following which detailed plans would be developed with consultation on any major service changes taking place in summer 2017.

The main focus of the plan was on preventing ill health and providing as much care as possible at home or in the community.

Cllr Mrs Blundy tabled a brief report on the STP which had been compiled following a recent meeting of Cape Cornwall Surgery's Patient Participation Group which she and Cllr Mrs Cock were members. The paper requested the Town Council to make a formal representation setting out priorities for the local community.

Cllr Mrs Cock commented that the plan represented massive cuts to health service provision and that the Town Council should take a proactive stance for the local community against the proposals. Cllr Mrs McQueen also commented on the current bed blocking situation at West Cornwall Hospital and after care provision.

The Town Council RESOLVED to make the following representation:

"As a Town Council, we have a responsibility to speak for our community, and wish to respond.

The priorities for the people of St Just and Pendeen are:

- *to retain a local independent GP practice in the town, along with the satellite practice in Pendeen;*
- *to receive their hospital treatment as close to home as possible, having a preference for West Cornwall Hospital over Treliske;*
- *to be able to access a hospital bed, acute or community as appropriate, when this is necessary; and*
- *to be able to stay in hospital as long as required, not being subject to early unsafe discharges.*

Our communities here are very much at the end of the peninsula, remote from major facilities, with poor access to public transport and many households with limited or no transport of their own. It is vital that our residents are not put at risk by moving services further away.

We have a large elderly population, and are concerned for their welfare at a time when post-hospital and longer-term care at home is very difficult to obtain in this area. "

(Action by: Elaine Baker)

TC.210 CORNWALL COMMUNITY INFRASTRUCTURE LEVY (CIL) PRELIMINARY DRAFT CHARGING SCHEDULE CONSULTATION

The Town Council received details of a consultation currently being carried out by Cornwall Council on its proposals for introducing a Cornwall Community Infrastructure Levy (CIL) preliminary draft charging schedule. The CIL was a planning charge that local authorities could apply to new development to fund infrastructure and the document set out the proposed rates for Cornwall. The consultation ended on 14 February 2017.

As this was a significant change to the current position it was agreed that the item be deferred until the next meeting to allow Town Councillors additional time to read the draft charging schedule.

(Action by: - Elaine Baker)

TC.211 DOGS ON BEACHES

The Town Council considered a consultation from Cornwall Council on “Dogs on Beaches” in light of a change in Government legislation: the existing Dog Control Orders were to be replaced with Public Spaces Protection Orders.

Cornwall Council’s proposal was to continue with the existing conditions, times dates and durations of dogs on beaches restrictions for the designated beaches.

RESOLVED: Town Councillors to respond to the consultation on an individual basis if they so wish.

(Action by: - Elaine Baker)

TC.212 ST JUST PARISH CHURCH – CLOSURE OF CHURCHYARD TO BURIALS

The Town Council received a letter from the St Just Parochial Church Council (PCC), which advised that the Ministry of Justice had confirmed that the churchyard around the parish church had been closed to burials since 1890. The PCC was now seeking the Town Council’s agreement to it taking on responsibility for grass mowing around the church.

The Town Clerk reminded the Council that at its meeting on 8 September 2014 it had previously stated that it would willing to take on responsibility for the ongoing maintenance of the churchyard (min no. TC.112/14 (Closure of St Just in Penwith Church Churchyard refers)).

RESOLVED: - That

- (1) the Parochial Church Council is advised that the Town Council confirms that it will take on responsibility for the ongoing maintenance of the churchyard; and
- (2) the grass cutting be added to the existing grass cutting contract awarded to Far West Garden Services.

(Action by: - Elaine Baker)

TC.213 PARKING OUTSIDE POST OFFICE – ST JUST

The Town Council considered a letter from David Hall-Davies regarding a complaint about the car parking outside the Post Office in St Just.

RESOLVED: - That Mr Hall-Davies be advised that as the responsible highway authority his complaint should be directed to Cornwall Council.

(Action by: - Elaine Baker)

TC.214 FINANCE

(a) Financial Assistance

The Town Council considered a report by the Town Council which set out a request for financial assistance from the Cornwall Air Ambulance towards its annual running costs.

RESOLVED: -That a grant award of £1,500.00 be approved.

(Action by: Elaine Baker)

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £5,161.71 be approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

None received.

TC.215 PLANNING

(a) Pre-application Advice

Ian Sharpe, The Old Vicarage, Pendeen attended the meeting to seek the Town Council's informal view on a potential redevelopment of redundant buildings within the curtilage of his property for ancillary accommodation to the main dwelling.

In making comments, the Town Clerk reminded the Council that this was an informal view and that the Council's formal view would be reserved until such time as the planning application was submitted.

The Town Council gave its "in principle" support to the proposed development and use of materials.

(b) Applications

In accordance with their disclosure of interests the Town Mayor, N McFadden, T McFadden Cllr D Roberts and Cllr G Roberts withdrew from the meeting for consideration of the following application.

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

PA16/09475 Change of use of agricultural land to siting of containers and associated works on Storage Site, South Bosvargus Farm, St. Just. Applicant: Mr. Wills, West Cornwall Removals. **(T CI agreed with the Planning Officer's recommendation for refusal).**

PA16/09627 Retrospective application for use of land for stationing of a residential caravan at Westwinds Canine Centre, for the 24-hour care and supervision of animals at Westwinds, Little Brea Vean, B.3306 between road junction south of Lands End Airport and Crippas Hill, Kelynack. Applicant: Ms. S. Brown **(T CI No objection)**

PA16/10985 Erection of dwelling on land south of Boscean Country House, St. Just. Applicants: Mr. and Mrs. Tom and Maya Conway. **(T CI support: Town Council does not believe the proposed development to be in open countryside, although accepts that it is outside of the defined development boundary of St Just. However, Town Council is of the opinion that this is an exciting design, a good example of a contemporary design and use of vernacular materials. If recommendation is to refuse, Town Council requests that the application be "called-in" by the local member to the Area Sub-Committee for decision. Deputy Mayor to represent the Town Council at the Committee meeting).**

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

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

PA16/10953 Construction of a 2 storey, 3-bedroom dwelling (Existing approval on site for a single storey 2-bedroom dwelling) on land at site of former Trewellard Stores, Trewellard, Pendeen. Applicant: Mr. Danny Menear. **(T CI Objection, design not in keeping with the local area).**

PA16/11355 Outline planning permission with all matters reserved: Two new houses with associated site works and new site access. Applicant: Ms. Zoe King. **(T CI No objection).**

PA16/11674 Reinstate building as a single dwelling and required renovation at 10, Carrallack Terrace, St. Just. Applicant: Mr. Richard Gowan. **(T CI Strong support).**

PA16/11906 Replace old wooden doors on front elevation with new rosewood composite style doors at 33-34 Cape Cornwall Street, St. Just. Applicants: Mr. and Mrs. Slade. **(T CI No objection).**

PA16/11751 Proposed loft conversion at Chynoweth, 24, Boscaswell Village, Lower Boscaswell, Pendeen. Applicants: Mr. and Mrs. A. Davies. (**T Cl No objection**).

(b) Decisions

PA16/08794 Construction of first floor flat and sub-division of ground floor premises at Launderette, Market Street, St. Just. Applicant: Mr. Paul Woolcock. **Approval** (T. Cl. No Objection).

PA16/09100 Retention and completion of works and extension to form a dwelling at Flintstone Cottage, Crescent Place, Pendeen. Applicant: Mr. Peter Eddy. **Approval** (T. Cl. Objection on the grounds of inappropriate design of the windows).

PA16/09928 Listed building consent for the installation of glazed screen and door at the National Trust Count House Workshop, Botallack, St. Just. Applicant: National Trust. **Approval** (T. Cl. No Objection).

PA16/10116 Proposed double garage/workshop at Carnyorth Villa, 20, Carnyorth Terrace, St. Just. Applicant: Mr. T. Semmens. **Withdrawn** (T. Cl. Strong Support).

PA16/10418 Various tree works at The Vicarage, Church Road, Pendeen. Applicant: Mr. Ian Sharpe. **Decided not to make a TPO (TCA apps)** (T. Cl. Suggestion made for Trees 6-13 to have formal TPO offering greater protection to trees within the Conservation Area).

TC.216 PENDEEN PLAYING FIELD – TRANSFER OF TITLE DEED

The Town Clerk reported that formal transfer of Pendeen Playing Field to the Town Council had taken place at midday on 9 January 2017 and that the playing field was now in the Town Council's ownership.

The Council was reminded that the contract for maintaining the playing field and play equipment inspections had been previously awarded to Cornwall Garden Services and the Town Clerk confirmed that the contract would be signed in the coming days.

(Action by: Elaine Baker)

TC.217 QUARTERLY BUDGET MONITORING

The Town Council received details of the income and expenditure, together with bank reconciliations for the period covering 25 October to 31 December 2016, and monthly bank and petty cash reconciliations.

TC.218 MATTERS FOR REPORT

The Town Clerk reported that an invitation had been received to attend the launch of phase 1 report of the Cornwall AONB Natural Capital Project on 26 January 2017 at County Hall, Truro.

Cllr Mrs McQueen on behalf of the Neighbourhood Planning Working Party tabled a note of its first meeting held on 3 January 2017. It was AGREED that the note of the meeting be placed on the agenda for the next meeting of the Council on 23 January 2017. In addition, Cllr Mrs McQueen asked if it was possible for the Council to obtain a hard copy of the Cornwall Local Plan. The Town Clerk agreed to investigate.

(Action by: Elaine Baker)

Cllr G Roberts commented on the increase in brambles on Venton East footpath. The Town Clerk confirmed that she would ask the Council's footpath contractor to look into the situation and carry out any necessary pruning.

Cllr Clemens commented on the significant reduction in reported local crime which was encouraging.

TC.219 INFORMATION ITEMS

None received.

Meeting closed at 8.23 p.m.

Town Mayor