

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 31 July 2017 at 7.15 p.m.

PRESENT

Cllr Brian Clemens - Town Mayor

COUNCILLORS

Zoe Baxter
Sue James
Jonathan Manser
Constance Moore
Farmer Morris

Louise Paine
Geoff Roberts
Debbie Shephard
Bev Strick

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

James Hardy, Community Link Officer, Cornwall Council
Charles & Stephanie Inkin – Applicants PA17/06231

TC.76 APOLOGIES FOR ABSENCE

There were apologies for absence from the Deputy Town Mayor and Grenville Prowse.

TC.77 DECLARATIONS OF INTERESTS

Jonathan Manser declared a non-discloseable interest in min no. TC.86(a)/17 (Applications) in respect of PA17/06339 as the applicant was a business client and he agreed to withdraw from the meeting for consideration of the application.

Farmer Morris and Geoff Roberts declared non-discloseable interests in min no. TC.86(a)/17 (Applications) in respect of PA17/06586 as members of St Just Cricket Club and agreed to withdraw from the meeting for consideration of the application.

Louise Paine declared a non-discloseable interest in min no. TC.86(a)/17 (Applications) in respect of PA17/05748 as the applicant was a neighbour and she agreed to withdraw from the meeting for consideration of the application.

Geoff Roberts also declared a non-discloseable interest in min no. TC.86(a)/17 (Applications) in respect of PA17/06231 as the applicant was a business client and he agreed to withdraw from the meeting for consideration of the application.

TC.78 DISPENSATIONS

There were no dispensations granted.

TC.79 MINUTES

Sue James proposed an amendment to min no.68/17 (St Just Library Devolution Update and TIC Provision) fourth paragraph which she felt more accurately reflected her comments at the meeting as follows: -

“The Town Council had previously committed £7,500 to SJCL that would not be needed this financial year due to delays in devolution. Sue James therefore asked that up to a maximum of £1,000 be allocated if Cornwall Council could find staff to support the TIC for the summer.”

The amendment was seconded by Zoe Baxter.

Geoff Roberts proposed and it was seconded by Bev Strick that the decision to spend the £1,000 be rescinded as the Council had taken the decision without giving the proper notice as required by statute and that Sarah Mason, Executive Officer, CALC had confirmed that the advice given by the Town Clerk at the last meeting was accurate and therefore the Council should not have taken the decision.

Following a detailed discussion, the Town Mayor proposed that as confirmation had been received from Cornwall Council that no extended TIC opening hours could be provided due to lack of staff, and therefore the £1,000 would not be required, a minor amendment to the minutes be approved for expediency.

It was RESOLVED that the following amendment be made to the last sentence of paragraph 4, and the minutes be amended accordingly.

“Sue James was seeking a further £1,000 in 2017 / 18 from the Council in support of the TIC as the £7,500 previously committed by the Council would not be needed in this financial year.”

(Action by: Town Clerk / Town Mayor)

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 17 July 2017 be approved, as amended above as an accurate record and signed by the Town Mayor.

TC.80 MATTERS ARISING

There were no matters arising from the minutes.

TC.81 REPORT OF THE CORNWALL COUNCILLOR

Sue James gave her monthly report of county matters as follows: -

Sue James reported that she was spending far more time at County Hall due to Cabinet pressure. She urged the use of the ‘report it’ forms on the Cornwall Council website to report in local issues that Town Councillors or the community become aware of rather than referring them on to her. If the Boundary Commission got its way in reducing the number of Cornwall Councillors, then ‘casework’ would likely be removed from the

Cornwall Councillors role and whilst she was not not saying she agreed with that proposal, that workload would likely fall to Town Councillors.

Commencing with wider issues of relevance locally, Sue James reported on the process to decide what our future waste contract will look like, the International Dark Sky Landscape Designation of Bodmin Moor and Coverack Flooding.

Waste came within the Cabinet member for Environment's portfolio and was likely to be the biggest high profile issue to be dealt with over the next 12 months, affecting every resident and visitor to Cornwall, and evoking passions from all angles of the debate. Sue James hoped that the Town Council would seek facts as some of the media were being unhelpful in suggesting decisions were being made when the process of evidence gathering and assessment had only recently commenced. In terms of timescales, Cornwall Council had to decide on the detail of the tender specification by February 2018 in order that the new contract could be in place by March 2020 when the current contract ended. Cornwall Council had to balance the fact that the current service had very high resident survey satisfaction levels with the fact that recycling rates were woefully low. Also, other pressures on Council funds would make it hard to put significant extra money into waste and it was predicted that even the same contract would likely cost more. The current waste contract included street, beach and open space cleaning as well as collecting waste and recycling from homes and public bins. Anyone wanting more detail could visit Cornwall Council's website and view the webcasts of 30 June, an all member briefing or the Cabinet meeting of 26 July. Sue James was currently working on the public engagement strategy.

As part of the wider environment portfolio, Sue James was invited to the announcement that Bodmin Moor was being designated an International Dark Sky Landscape. Sue James had met many passionate people who had worked hard to achieve this status which was recognised through planning policy. Sue James was aware that there was interest in achieving something similar for Penwith Moor and she hoped she could assist in a small way by putting local enthusiasts in touch with those involved in the Bodmin success to take this forward. If you were asking "what the point is" it was supposedly beneficial to both wildlife and humans as both required distinct night and day periods to remain healthy and it also brought an added tourism benefit in the winter months from keen star gazers, so also good for the local economy.

Referring to the recent flash flooding in Coverack, the cause was a sustained heavy period of rainfall. Following a tremendous effort by the local community, emergency services and Cormac, together with volunteers from as far as Birmingham and London Coverack was now open for tourists and normality had been restored in most of the public places. That was not to say that some residents and businesses were not still struggling with repairs and Sue James reported that an emergency fund had been set up should anyone want to offer support.

Concerning more local matters. Sue James had again £2,000 to allocate to local groups in need of a small amount of cash to complete a project for the benefit of local people. She was awaiting details but a new addition this year was that groups could agree to use the Council's new Crowd Funding platform to bring in more money from the community and others. Once the details were announced, it might be that this could provide the Town Council with a vehicle to ensure that the money we allocate attracted more money

and she anticipated that further details would be explained through the Community Network.

Moving on to Community Networks, Sue James commented that the local network had not always been as effective as it could have been. However, the current portfolio holder was committed to giving them more power and, with good Governance, even money to spend. Whilst this Town Council has not always engaged in the network, she asked that a real effort was made to support the Community Network, ensuring that it evolved into a more useful body that could meet the needs and ambitions of residents. With devolution to towns and parishes, the network would be a place where greater collaboration could take place to become more effective in delivering services locally.

Sue James had no news on the public meeting regarding St Just Recreation Ground. Regrettably, as feared, it had proved too late to arrange for local staff to increase the library opening hours this summer to benefit tourists. Sue James had informed the National Trust so its Penzance Centre was aware and she had asked Cornwall Council officers to involve her in decision making earlier next year as there could be opportunities through the Tin Coast Partnership.

TC.82 NEIGHBOURHOOD PLANNING – COMMUNITY ENGAGEMENT STRATEGY WORKING PARTY

The Town Council considered the establishment of a Community Engagement Working Party, which working with James Hardy, Community Link Officer and the Town Clerk would work on the development of a strategy on which to engage the local community in the neighbourhood planning process. This critical element of the process would lead to the formation of a Neighbourhood Planning Steering Group which would include community representation.

James Hardy provided the Council with some additional background to the process and stated that he was willing to work with the group and assist in the development of a robust communications strategy. This initial stage would gauge the level of interest in the wider community for the development of a neighbourhood plan and what community support there was to assist in the process.

RESOLVED That a Community Engagement Working Party is established comprising of the following Town Councillors: -

- Marna Blundy
- Debbie Shephard
- Louise Paine
- Farmer Morris
- Zoe Baxter

(Action by: Elaine Baker)

TC.83 WEBSITE DEVELOPMENT

The Town Council considered a proposal from Webfooted Designs Ltd. to convert the website to a mobile-friendly responsive layout, and provide additional content to the Council's website such as a neighbourhood plan section, service and devolution sections and ancillary changes. The cost of the proposed work was £450.00.

The Town Clerk reported that £1,000.00 had been allocated in the Council's base budget for 2017 / 18.

RESOLVED: That the proposal for the development of the Council's website from Webfooted design Ltd. at a cost of £450.00 be accepted.

(Action by: Elaine Baker)

TC.84 LANDS' END PENINSULA COMMUNITY LAND TRUST (LEPCLT)

Sue James briefed the Town Council on the role of the LEPCLT, developments and notification of its AGM on 5 September 2017.

The Trust, established in 2010 had been initially responsible for the development of Bosavern Community Farm and had built eight homes at Croft Mear, Moorland Close, Pendeen. The Trust also continued to maintain an area of open space at Croft Mear.

The Town Council's role was as "constitutional custodian". If the Trust was wound up, Town Council's approval would be required as it held a 50% share of the votes. However, although, the Trust had no current projects, the Board had decided against winding up at this stage.

Town Councillors were invited to attend the AGM in September.

TC.85 FINANCE

(a) Financial Assistance

There were no applications for financial assistance.

(b) (i) Accounts for Payment

RESOLVED: That the accounts to the value of £3,742.91 be approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

The Town Council received a letter of thanks from the recipients of the recent grant award to St Just Cricket Club.

TC.86 PLANNING

Cllr Mrs James made the following statement: -

“As both a Cornwall Councillor and Town Councillor for the St Just-in-Penwith Electoral Division, I wish to make it clear that any views and opinions expressed today will not affect my decision making at a later stage of the planning process when I might have additional information and be in a different role.”

(a) Applications

PA17/04240 Reserved matters following outline approval with all matters reserved for the erection of a dwelling in respect of Decision Notice PA14/02195 Land opposite S.E. of 4 and 5 Crescent Place, Pendeen. Applicant: Mr. Peter Eddy. **(T CI No objection)**

In accordance with her disclosure of interest Louise Paine withdrew from the meeting for consideration of the following application.

PA17/05748 Removal of existing single storey kitchen and bathroom extension and replacement with a two-storey extension which incorporates a new bedroom. Juliet balcony to the south elevation at 17, Carn Bosavern, St. Just. Applicant: Ms. Elizabeth Burton. **(T CI No objection)**

PA17/06283 Proposed construction of two double garages on land at St. John's Terrace, Pendeen. Applicant: Stone Cross Developments Ltd. **(T CI No objection)**

In accordance with their disclosure of interests Farmer Morris and Geoff Roberts withdrew from the meeting for consideration of the following application.

PA17/06586 Proposed base station installation at CTIL208095_VF12958 Applicant: St Just Cricket Club, Cape Cornwall Street, St Just, Penzance. **(T CI Objection, in appropriate development within the AONB)**

In accordance with his disclosure of interest Geoff Roberts withdrew from the meeting for consideration of the following application.

PA17/06231 Demolition of existing dwelling and garage, erection of replacement dwelling and associated works. Chygwythys, road from Cot manor to Kelynack Farm, Cot Valley, St Just. Applicant: Mr & Mrs Charles & Stephanie Inkin. **(T CI No objection)**

In accordance with his disclosure of interest Jonathan Manser withdrew from the meeting for consideration of the following application.

PA17/06339 Construction of an agricultural building. Bollowall Farm, Bollowal, St Just. Applicant: Mr A J Thomas **(T CI No objection)**

PA17/06864 First floor rear extension – Revise scheme PA14/07614. Mini Barn, Lower Boscaswell, Pendeen. Applicant: Mr R Powell. **(T Cl No objection)**

PA17/06811 Works to trees in a conservation area, namely fell the sycamore tree at Benoni Nursing Home Limited, 12 Carrallack Terrace, St Just. Applicant: Mrs Helen Hutson. **For information only**

(b) Decisions

PA17/04690 Replace existing windows with new Rosewood PVCU at 33 and 34 Cape Cornwall Street, St. Just. Applicants: Mr. and Mrs. Slade. **Approval** (T. Cl. No Objection).

PA17/04284 Creation of Domestic Horse Riding Stable and Associated Works. Chyvounder, Bollowal, St Just. Applicant: Mr A Harvey. **Approval** (T Cl. No Objection).

PA17/04780 Listed building consent for retention of infilling of opening. Trevegean Farm, Trevegean, St Just. Applicant: Mr James Tregear. **Approval** (T Cl. No Objection).

PA17/04928 Erection of domestic studio to replace an outbuilding. Bosavern Mill, Cot Valley, St Just. Applicant: Mr & Mrs Mark Hankins. **Approval** (T Cl. No Objection).

(c) Enforcements

EN17/01276 Dumping of waste material (rubble etc.) on land off New Road, near Tregeseal, St. Just.

EN17/01325 Alleged works not being carried out in accordance with approved plans PA15/11056 – concerns regarding proposed height on land adjacent to Carn Bosavern Garage, Carn Bosavern, St. Just.

ENF17/01384 Alleged breach of conditions 2 (Aggregates stacked not exceeding 3 metres), condition 3 (Restrict operations), condition 4 (No power equipment), condition 7 (Landscaping & demolition contractors yard) and condition 8 (no burning on site). Carnyorth Industrial Estate, Carnyorth, St Just.

ENF17/01399 Alleged works being carried out namely removal of a Cornish hedge and construction of walls and erection of gateposts and possible change of use to a workshop. Carnyorth Villa, 20 Carnyorth Terrace, Carnyorth, St Just.

TC.87 CONCLUSION OF AUDIT FOR YEAR ENDED 31 MARCH 2017

The Town Clerk reported that the external audit of the Council's finances had been completed by Grant Thornton UK LLP and that there were no additional issues to be addressed.

TC.88 INFORMATION ITEMS

None.

TC.89 Matters for Report

The Town Clerk advised the Council of details of “Project Griffin Awareness Session” being organised by Devon & Cornwall Police on 23 August 2017 at St John’s Hall, Penzance.

Bev Strick reported on the recent vandalism at Pendeen Playing Field. The Town Mayor confirmed that Cornwall Garden Services, the Council’s contractor had been instructed to carry out repairs.

The Town Mayor reported that he had attended the St Ives Civic Service on 30 July 2017.

Meeting closed at 8.00 p.m.

Town Mayor