

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 7 April 2014 at 7.15 p.m.

PRESENT

Councillor K McFadden - Town Mayor  
Councillor T N McFadden – Deputy Mayor

COUNCILLORS

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

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Mary Ridgeway - Trand Housing  
Dot Stevens, Rebecca Gillespie - St Just & District Community Sports Association  
David & Sylvia Smith – St Just Community ABC Ltd  
Chris Goninan – St Just & District Community Sports Association / Penwith Radio Station

TC.375 PUBLIC ADDRESS AT COUNCIL MEETINGS

None.

TC.376 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Nicholls and Cllr Mrs James.

TC.377 DECLARATIONS OF INTERESTS

Cllr Morris declared a non-discloseable interest in minute no. TC.382/14 (St Just & District Community Sports Association) as a member of the Committee and agreed to withdraw from the meeting during consideration of the item.

TC.378 DISPENSATIONS

None.

TC.379 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 24 March 2014 be approved as an accurate record and signed by the Town Mayor.

TC. 380 MATTERS ARISING

On minute no. TC.361/14 (Matters Arising), the Town Clerk reported that Cornwall Council's Enforcement Team had been advised of the problems at the site at Botallack Moor and that an enforcement case had been registered.

On minute no. TC.365/14 (Fly Tipping Signage – Tregeseal), the Town Clerk reported that the order for two signs, together with fixing mounts had been placed with Cornwall Council.

Cllr Mrs Blundy reported that the launch of the Dementia Friendly Alliance was to take place on 28 April 2014.

The Town Council was reminded that a social evening at the Penzance, St Just, Nevada & Bendigo Twinning Committee was to be held at Age Concern, St Just on 9 April.

TC.381 AFFORDABLE HOUSING IN PENDEEN

The Town Council received a presentation from Mary Ridgeway, Trand Housing regarding a possible affordable housing development in Pendeen on which the Council's informal views were being sought.

Ms Ridgeway stated that proposals were in the early stages of development and that the company did not, as yet, have an option to purchase the land. Trand Housing was a private developer company based in Tavistock, Devon which specialised in small scale affordable housing developments, predominately in rural areas. Developments were usually in the region of 10 – 15 houses, but recent reductions in Government grant now meant that to fund the projects, half of the houses would need to be open market.

The site in question was the parcel of land adjacent to The Radjel, Public House, Pendeen and the company had been approached by the Land Agent. Trand Housing worked with Coastline Housing who would take ownership of the affordable homes.

The Town Council stated that its initial view would be to see 1 / 2 quality granite faced homes (open market) located on the road frontage, with affordable homes located to the rear, also with some granite, facing seaward, with access via Leat Road to the rear of the site as this would preserve the character of the local area.

Regarding the split between rented and shared ownership properties, Ms Ridgeway was advised to consult Cornwall Council's Affordable Homes Team. Ms Ridgeway also stated that in respect of "planning gain", and community needs the company would be happy to discuss this aspect at the appropriate time.

It was made clear that these were the informal views of the Town Council and that it would reserve its formal response until such time as a formal planning application was submitted.

TC.382 ST JUST & DISTRICT COMMUNITY SPORTS ASSOCIATION

In accordance with his declaration of interest Cllr Morris withdrew from the meeting for consideration of the following item.

The Town Council received a presentation from trustees and staff of the St Just & District Community Sports Association from an historical perspective and its current financial position in the light of Cornwall Council's recent decision to cut grant funding to the centre and Cape Cornwall School's decision to reduce the number of hours it used at the centre for sporting activities.

In addition, the Town Council was advised that the centre was facing a reduction in discretionary rate relief resulting in payment of £2,700.00, and that an hardship application was currently being made to Cornwall Council to seek hardship relief in 2014 / 15 for which the Town Council's support was also being sought.

The Town Council was advised that following further discussions with Cornwall Council a grant of £20,000 had been confirmed over a three year period to cover the shortfall in funding, with no conditions on how the money was to be drawn down. However, based on the current financial position there would be an £11,000 deficit in funding during the financial year 2014 / 15. Therefore, the trustees confirmed that they would be requesting £10,000 in year 1 from Cornwall Council with the remaining £10,000 spread over years 2 & 3, leaving a deficit in the 2014 / 15 budget of £1,500.

The Town Council already provided annual grant funding to the Sports Centre of £2,500.00 p.a. which had been accounted for in the presented figures, and to reduce the deficit a further request was made to the Council for an additional £1,500.00 to cover the shortfall in 2014 / 15, and provide the committee with additional time to consider alternative options in year 2 & 3, as well as looking at providing additional facilities and sports for community use. The Sports Association presented the Town Council with a formal grant funding application in support of the request and a breakdown of the current financial situation.

Town Councillors expressed concern at the current situation and the need to support the sports centre which provided a much needed facility for the local community.

RESOLVED: That

- (1) a grant of £2,500.00 be awarded to the St Just & District Community Sports Association as a contribution towards the annual running costs of the centre;
- (2) to address the deficit in funding in the financial year 2014 / 15, an additional grant of £1,500.00 awarded to the centre; and
- (3) a letter of support in respect of the hardship application be sent to Cornwall Council.

(Action by : Elaine Baker)

TC.383 FINANCE

(a) Financial Assistance

The Town Council considered a report by the Town Clerk regarding a request for grant funding from the St Just Community ABC Ltd towards the cost of the installation of disabled toilet facilities. The total cost of the works was £10,300. A grant of £3,000 was being sought from the Town Council by way of contribution to the demolition costs and the repositioning of walls.

**RESOLVED** : That the following grant be awarded:-

St Just Community ABC Ltd	£3,000.00
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(Action by : Elaine Baker)

(b) Accounts for Payment

**RESOLVED**: That the accounts to the value of £5,724.11 be approved for payment.

(Action by: Elaine Baker)

(c) Grant Feedback / Letters of Thanks

None received.

TC.384 PLANNING

(a) Applications

**PA14/02353** Re-erection of part of the old B.T. Land's End Radio Mast for use as a transmission site for Penwith Radio at Land's End Radio Station, Higher Bosavern, St. Just. Applicant: Penwith Radio. **(T Cl strongly support)**

**PA14/02047** Listed building consent to replace existing scantle wet laid roof with new dry laid random width diminishing course natural Cornish slate roof at St. Just Free Church, Bosorne Terrace, St. Just. Applicant: Mr. Roger King. **(T Cl strongly support)**

**PA14/02195** Erection of a dwelling on land opposite (SE) 4 and 5 Crescent Place, Pendeen. Applicant Miss Sally Berridge. **(T Cl no objection in principle, subject to the receipt of detailed planning application)**

**PA14/02851** Various tree works at 3, Lafrowda Terrace, St. Just. Applicant: Mr. Stephen Hancock. **(For information only).**

**PA14/02274** Removal of condition attached to Decision Notice 09/0011P dated 23<sup>rd</sup> October, 2009 to allow for residential occupancy at Radio House, Higher Bosavern, St. Just. Applicant: Mr. Phillip Saul. **(T Cl no objection).**

(b) Decisions

**PA14/01050** Rear 2-storey extension (renewal of lapsed permission PA10/05161) at 7, Trewellard Road, Pendeen. Applicant: Mr. Duncan Adams. **Approval** (T. Cl. No Objection).

**PA14/00888** Construction of a detached dwelling at rear of 6, Carnyorth Terrace, St. Just. Applicants: Mr. & Mrs. Anderson. **Withdrawn** (T. Cl. Strong Objection).

**PA14/01364** Proposed first floor and single storey lean to extension at the rear of The Mini Barn, Boscaswell Village, Lower Boscaswell, Pendeen. Applicant: Mr. R. Powell. **Approval** (T. Cl. No Objection).

**PA14/01573** Conversion of domestic store to annexed accommodation at 5, Carnyorth Terrace, Carnyorth, St. Just. Applicant: Mr. I. Parsons. **Approval** (T. Cl. No Objection)

TC.385 CORNWALL LOCAL PLAN: WORKING PARTY REPORT, DISCUSSION AND RESPONSE

The Town Council considered a report by Cllr Mrs Blundy and Cllr Mrs McQueen regarding the Council's formal response to the current public consultation period on the new Cornwall Local Plan – Strategic Policies – Proposed Submission Document.

The Town Council was provided with a brief summary of the Local Plan Strategic Policies; the objectives of which were to support the local economy, enable self-sufficient and resilient communities, promote good health and wellbeing and to make the most of our environment.

In its formal response to the consultation process, the Town Council considered a number of questions relating to housing, economy, travel, infrastructure and the environment insofar as they related to the parish of St Just.

Some Town Councillors expressed concern at the specific nature of some of the proposed responses and suggested that a more generic response relating to each of the identified headings was preferred. In the light of these comments it was:-

**RESOLVED:** That amended wording be brought to the next meeting for consideration by the Town Council.

(Action by : Cllr Mrs McQueen / Cllr Mrs Blundy / Elaine Baker)

TC.386 ST JUST LIBRARY – TOURIST INFORMATION SERVICE (TIC)

The Town Clerk reported that a response had been received from Cornwall Council regarding staffing levels during the peak summer season and that it had been confirmed that Mr Lapham would be able to provide the same level of service as in previous years.

In addition, Cornwall Council had reaffirmed its commitment to work with the Town Council on a wider review of the library service and to consider alternative options, and would be in contact in due course to progress these discussions. Cornwall Council had

also confirmed that it was happy to engage in discussions with a potential partner organisation for the TIC if the outcome of the initial discussion proved successful.

Following detailed discussion on the issues raised the Town Council

**RESOLVED** That a grant of £2,500 be paid to Cornwall Council's Library Service in 2014 to provide extended opening hours for the TIC at St Just Library during the peak summer season from July to September.

(Action by : Elaine Baker)

TC.387 ST JUST WAR MEMORIAL

The Town Clerk reported that the Cumbria Clock Company had been contacted regarding the removal of the mechanism to enable the new internal ladder to be installed.

The Town Council was reminded that consideration had been previously given in 2013 to an upgrade to the clock mechanism to avoid the clock stopping at times of power failure, but had not been progressed at the time due to cost. However, in view of the fact that the mechanism had to be removed to enable the ladder to be installed, the Cumbria Clock Company had suggested that the upgrade be also carried out and that it was happy for its original quotation to stand, and for all the works to upgrade the movement to be undertaken at the same time. The quotation for these works was £1,480.00.

**RESOLVED:** That the quotation from the Cumbria Clock Company for the removal and upgrade of the War Memorial Clock Movement be accepted, and that any consequential overspend in the Memorial Cost Centre heading be met from "free reserves".

(Action by : Elaine Baker)

TC.388 CALC TRAINING EVENT

The Town Clerk reported that CALC was holding a training event on 29 April 2014 on audit and finance and sought expressions of interest from any Town Councillors wishing to attend.

**RESOLVED:** That the attendance of Cllr Mrs Cock and Cllr Mrs Salmon at the above training event be approved and that the event be an approved duty for the payment of Town Councillor expenses.

(Action by Elaine Baker)

TC.389 QUARTERLY BUSGET MOITORING

The Town Council received details of income and expenditure, together with bank reconciliations for the period up to year end on 31 March 2014 (copy appended to the signed minutes).

TC.390 INFORMATION ITEMS

None.

TC.391 MATTERS FOR REPORT

The mobile food van operating at Lafrowda Car Park, the Town Clerk updated the Council in the situation.

Cllr Clemens updated the Council on the current youth problems at Boscaswell, Pendeen and reported that orders had been placed on a number of the offenders and advised that the Police were monitoring the situation.

The Town Clerk reported on the response that had been received from Cornwall Council regarding car parking in Market Square and the time limited parking bays. The Town Clerk was asked to contact Cornwall Council regarding the cost of a new Traffic Regulation Order in that area.

Meeting closed at 9.13 p.m.

Town Mayor