

MINUTES of the EXTRAORDINARY MEETING of ST JUST-IN-PENWITH TOWN COUNCIL held in the Council Chamber, Council Offices, 1 Chapel Street, St Just on Monday 18 August 2014 at 7.15 p.m.

PRESENT

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

COUNCILLORS

B. Clemens	F Morris
Mrs F Cock	D. Roberts
T. McFadden	G Roberts

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Cllr Sue James – Cornwall Council  
Richard Marsden – Laurence Associates

TC.88 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs Blundy, Cllr Mrs McQueen, Cllr Mrs Salmon and Cllr Nicholls.

TC.89 DECLARATIONS OF INTERESTS

None

TC.90 DISPENSATIONS

None received.

TC.91 FINANCE

(a) Accounts for Payment

RESOLVED: That the accounts to the value of £2,962.39 be approved for payment.

(Action by: Elaine Baker)

TC.92 PLANNING

(a) Pre-application Advice

The Town Council received a presentation from Laurence Associates, the agents acting on behalf Cllr K McFadden in respect of two potential planning applications: residential development at Gews farm, Fore Street, St Just and the re-submission of the planning application for the conversion of a barn to form a dwelling at Chywoone, St Just.

The Town Council received additional information on the applications and asked questions prior to their formal submission to Cornwall Council.

**Gews Farm Development**

The proposed development of 10 units comprised of six houses and four flats. There would be a new main sewer and surface water drainage including the installation of an attenuation tank to reduce surface water "run-off". All the units would be granite faced with natural slate roofs. The affordable element of the scheme was 40% (four out of the ten units). Adequate parking was to be provided on the site. Mr Lawrence commented that what was proposed was a high quality small scale development which would enhance / improve that area of the town.

**Barn conversion, Chywoone, St Just**

Mr Lawrence explained that the planning officer had raised issues with the previous application before the architects had been provided the opportunity to discuss them, and therefore the application had been withdrawn. There had been two previous applications on the site. The first was subject to an appeal and was dismissed because it had included an extension to the front elevation. Mr Lawrence commented that the principle of conversion of the building should not pose an issue as Government advice was to protect heritage assets and the barn was subject to a Grade II listing. It was important to keep the design of the conversion as simple as possible and no change was proposed to the existing footprint. The proposal was for a 1 bed unit, which retained as much of the existing stonework as possible, which was in keeping the views of English Heritage. Planning policy supported the conversion of redundant buildings provided that it enhanced the appearance of the site. The decision had been taken to re-submit the application to Cornwall Council's Planning Service and to advise the Town Council of the rationale behind the application prior to the Council receiving the formal application for comments.

(b) Applications

**PA14/05619** Outline application with some matters reserved for the erection of two semi-detached dwellings to replace existing sub-standard bungalow at Corsham, Boscaswell Downs, Pendeen. Applicant: The Executors of the late Mrs. V.L. Pascoe. **(T C I No objection)**

**PA14/05841** Retention of conversion to residential use and associated works at Radio House, Higher Bosavern, St. Just. Applicant: Mr. Philip Saul. **(T Cl No objection)**

**PA14/06790** Installation of a 1.8m diameter satellite dish, 2 dipole antennas, 2 GPS antennas and development ancillary thereto on Arqiva Mast Communications Mast 141612 Carn Bean, Trewellard Hill, Pendeen. Applicant: Arqiva Ltd. **(T Cl No objection)**

**PA14/06887** Renovation and extension of derelict farmhouse and conversion of former agricultural buildings to create a single residential dwelling at Lower Bostraze Farmhouse, Newbridge, Penzance. Applicant: Mrs. Mary Ann Wilkins. **Deferred until the next Council meeting pending the receipt of the Planning Officer's comments.**

(c) Decisions

**PA14/05084** Certificate of lawfulness: Existing use of the land for the stationing of a caravan for residential purposes on land north of the Count House, Balleswidden, St. Just. Applicant: Ms. H. Spenceley. **Granted CAADs and LUs only** (T. Cl. has no evidence therefore happy to support Officer's recommendation).

**PA14/06095** Proposed ground floor kitchen/utility extension and front porch at Fawn Glen, Bosworlas, St. Just. Applicant: Mr. Stephen Woolstenhulme. **Approval** (T. Cl. No Objection).

**PA14/05017** Replacement dwelling at Little London, Bosworlas, St. Just. Applicant: Miss Heather Baker. **Approval** (T. Cl. Objection on the grounds of inappropriate design has now been removed due to an amended design).

Meeting closed at 7.55 p.m.

Town Mayor