

MINUTES of the MEETING of ST JUST-IN-PENWITH TOWN COUNCIL held in the Council Chamber, Council Offices, 1 Chapel Street, St Just on Monday 7 June 2010 at 7.15 p.m.

PRESENT

Councillor D Stevens - Mayor  
Councillor M Thomas – Deputy Mayor

COUNCILLORS

Ms P S Angove	K McFadden
B F Angwin	T N McFadden (arrived at 7.20 p.m.)
W F East	F Morris
Mrs S James	M Nicholls
C S McClary	Mrs S Olds

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Councillor Chris Goninan – Cornwall Council  
Andy James, Regional Engineer, Cornwall Council  
PS Phil Rowland – Devon & Cornwall Police  
PC Dan Care – Devon & Cornwall Police  
PCSO Andrew Tonkin – Devon & Cornwall Police

APOLOGIES FOR ABSENCE

None.

TC.67 PUBLIC ADDRESS AT COUNCIL MEETINGS

The Council received a question from Tony White, on behalf of Caroline Passingham and Julie Morrison, Land's End Aerodrome Action Group (LEAAG) as set out below:-

*“We would appreciate knowing if St Just Town Council, on behalf of the AONB, is involved in negotiations for the re-location of the heliport and what actions the Council have taken, or will take in the future, to fulfil their statutory role as a “relevant authority” under the CROW Act 2000 Part IV – Section 85.”*

The LEAAG urged the Town Council to press Cornwall Council to undertake an environmental impact assessment if a planning application in respect of the relocation of the heliport was submitted.

In accordance with the approved protocol, the Council agreed that that item be placed on the agenda for the next meeting on 21 June 2010.

TC.68 MINUTES

RESOLVED:-That the minutes of the meeting of the Town Council held on 24 May 2010 be approved as an accurate record and signed by the Mayor.

TC.69 DECLARATIONS OF INTERESTS

Councillor Ms Angove declared a personal interest in minute no. TC. 79(a)/10 as Treasurer of the Land's End Peninsula Community Land Trust and in respect of planning application no. PA10/03150 at minute no. TC. 78(a)/10 as a Liberal Democrat Party member.

Councillor Angwin declared a prejudicial interest in minute no. TC. 77(a)/10 (Request for Financial Assistance) as a member of the Nancherrow Centre. He also declared a prejudicial interest in respect of minute no. TC. 82/10 (Summary of Public Consultation Exercise – St Just-in-Penwith Rural Priority Parish) as a relative of one of the landowners of a potential site and agreed to withdraw from the meeting for consideration of both items.

Councillor K McFadden declared a prejudicial interest in minute no. TC. 82/10 (Summary of Public Consultation Exercise – St Just-in-Penwith Rural Priority Parish) as a landowner of a potential site and agreed to withdraw from the meeting for consideration of the item.

Councillor T N McFadden declared a prejudicial interest in minute no. TC. 82/10 (Summary of Public Consultation Exercise – St Just-in-Penwith Rural Priority Parish) as a relative of one of the landowners of a potential site and agreed to withdraw from the meeting for consideration of the item.

Councillor Mrs James declared a prejudicial interest in minute no. TC. 79(a)/10 as a Trustee of the Lands End Peninsula Community Land Trust and agreed to withdraw from the meeting if there was any discussion on the quarterly report. She also declared a personal interest in respect of planning application no. PA10/03150 at minute no. TC. 78(a)/10 as a Liberal Democrat Party member.

Councillor Nicholls declared a prejudicial interest in minute no. TC. 77(a)/10 (Request for Financial Assistance) as a member of the Nancherrow Centre and agreed to withdraw from the meeting for consideration of the item.

Councillor Thomas declared a personal interest in respect of planning application no. PA10/03150 at minute no. TC. 78(a)/10 as a Liberal Democrat Party member.

Councillor Stevens declared a prejudicial interest in minute no. TC. 77(a)/10 (Request for Financial Assistance) as a Trustee of the St Just Recreation Centre and agreed to withdraw from the meeting for consideration of the item.

TC.70 POLICING MATTERS IN ST JUST

PS Phil Rowland, PC Dan Care and PCSO Andrew Tonkin attended the meeting to respond to councillors questions regarding operational issues within the parish.

PS Rowland informed the Council that he was covering the Rural Neighbourhood Area in the absence of PS Andy Crawford and that he wanted to reassure the Council that local policing in St Just remained a priority and that there were no plans at present to change the arrangements or to move Police resources away from the rural areas into Penzance. The priority was to increase 24 hour Police patrol officers in the local communities to help protect PACT priorities.

The Mayor commented on the reduction in the number of Police vehicles and the impact that this may have on Police operations as there had been occasions when the local team had been without the use of a vehicle. The Council was concerned that the lack of a vehicle might lead to a delay in the Police responding to calls.

PS Rowland explained that due to financial constraints on the budget there had been a reduction of one vehicle at the Penzance Station and that there had been some alterations to operational arrangements to reflect the loss of the vehicle. The loss of a vehicle had put some strain on the local teams but new ways were being looked at to cover the shortfall.

He went on to explain that the primary role of the local neighbourhood team was not to respond to emergency calls but that these would be answered by the emergency response teams. As with all financial pressures it was important to consider other options for ensuring that the teams were still visible in their local areas.

Some Councillors expressed concern that there may be occasions when a non-emergency call was received which could not be responded to due to the lack of a vehicle. PS Rowland reiterated that in such cases the emergency response team would provide the cover.

PC Dan Care commented that policing the local area was still the local team's number one priority and that the reduction in the level of crime of the local area was a reflection of the commitment of the local team and that they would continue to do their best within the available resources.

The Mayor, on behalf of the Council acknowledged the work that had been done by the local team and the improvements that had been made.

#### TC.71 HIGHWAY PRIORITIES – ST JUST & PENDEEN

Councillor Goninan and Andy James, Regional Engineer, Cornwall Council referred to the list of highway priorities which had been circulated at the previous meeting and on which the Council was being asked to make comment.

Andy James gave an update on each of the priorities which had been discussed at the last meeting. In respect of the introduction of a 20 mph speed limit in Cape Cornwall Street, a survey had been initiated the results of which were awaited. The introduction of 20 mph schemes had been a Government initiative but no additional funding had been made available to support schemes. Therefore schemes were prioritised on the hierarchy of the road and the position of the school. On the basis that Cape Cornwall Road was a minor road within a rural town in his view it was unlikely that a 20 mph limit would be introduced in the near future.

With regard to road signage this could be dealt with from within Cornwall Council's Highways Maintenance Budget.

The speed limit review was again another Government initiative without funding. However a report on the review of the A3071 and B3306 was due to be considered on 8 June which proposed some changes and Andy James agreed to feedback to the Council on what was being proposed.

Parking issues at Carrallack Terrace would be addressed through the

Maintenance Budget.

With regard to the extension of the footway on Cape Cornwall Road, it was proposed that the scheme should be phased in over a number of years and was certainly feasible as it was on land in Cornwall Council's ownership.

Consideration was being given to the siting of a permanent interactive speed sign, either one permanent installation or one that could be sited in a number of different locations around the parish.

The drainage issue at Carnyorth Common had been put forward as a bid in the Maintenance Budget.

The proposal for parking restrictions along Regent Terrace and other locations such as Bosorne Road, Carn Bosavern and South Place, St Just would require a new Traffic Regulation Order (TRO) to ensure that the restrictions were enforceable. A TRO cost in the region of £4-5,000 therefore it was more cost effective to include as many areas within the one order. However, the issue of car displacement would need to be addressed because there would be no benefit in just moving an existing problem to another area of the town. Members of the Town Council felt that what was ultimately needed was additional car parking within the town to help alleviate the current problems. The football club at a previous meeting had agreed to some of its land being used for additional car parking and Andy James confirmed that Cornwall Council could assist with the provision of road planings to create additional off street car parking.

Other issues that were raised included the junction with the B3066 and the restricted vision for vehicles turning right from St Just. Suggestions included the siting of a mini roundabout or hatched road markings. Andy James agreed to look into the feasibility of the two proposals.

Andy James also advised the Council that he had received a number of complaints from the Police regarding the proliferation of goods being displayed on the highway by the plant shop in Market Street. The Mayor agreed to speak to the tenants of the shop.

After detailed consideration of the issues it was

RESOLVED: That a further meeting be arranged between representatives of St Just Football Club, Cornwall Council and the Town Council to investigate the feasibility of a TRO along Regent Terrace and other roads and car parking provision within St Just.

(Action by : Elaine Baker)

TC.72 COUNCILLOR REQUEST FOR ITEM TO BE PLACED ON THE AGENDA

St Just Tourist Information Centre / Library

Councillor Ms Angove updated the Council on changes to the Tourist Information Centre (TIC) provision at the library. The service would now be provided by two part-time assistants with a subsequent reduction in the hours of opening and library staff also providing TIC support.

It was unclear as to what provision there would be in the next financial year as it

was unlikely that freestanding TICs would continue to be funded by Cornwall Council which would radically alter the provision at Hayle, St Ives and Penzance TICs. At the present time it was not known what effect there would be on the service at St Just.

With regard to the issue of providing accommodation information for unregistered properties, Councillor Angove reported that she had raised the issue with Andrew George MP as a change in legislation was required to enable local councils to promote unregistered accommodation. Councillor Angove agreed to keep the Council informed on this issue.

The Mayor reported that he would be attending a meeting on 3 July in Saltash with the Head of Tourism and representative of Visit England regarding the future role of TICs in Cornwall. He agreed to report back to the Council following the meeting.

Councillor Goninan confirmed that the St Just TIC would be open on each Thursday from 29 July until the end of August to coincide with the main holiday period.

RESOLVED: That the position be noted.

(Action by : Elaine Baker)

TC.73 DRAFT COMMUNITY NETWORK PROGRAMME

The Council considered the detail of the draft Community Network Programme which had been deferred for consideration from the last meeting.

Following discussion it was

RESOLVED: That Cornwall Council be advised of the following amendments to the draft document with respect to the parish of St Just:-

- (a) That objective a (page 13) be amended as follows "*To ensure that local members (Cornwall Council and Town and Parishes) and local people are properly consulted on proposals for affordable housing provision and land allocations and that this is undertaken as a priority at all times.*";
- (b) The addition of the Land's End Peninsula Community Land Trust as a key partner in respect of affordable homes (page 13);
- (c) Priority Issue 4 objective b (page 13) to be strengthened by the inclusion of the following "*the creation of opportunities within the parish of St Just for the construction and / or conversion of buildings for rural workspaces.*"
- (d) Priority issue 5 (page 13) provision of additional car parking within St Just to be regarded as a high priority;
- (e) Priority Issue 8 (page 14), cyclical maintenance programme by the Town Council has been developed and completed for street furniture in its ownership. Inspection schedule already sent to Cornwall Council;
- (f) (Page 14) That the old finger post at the top of Levant Lane (opposite the Trewellard Arms) be included in Cornwall Council's schedule for street furniture maintenance; and

- (g) (Page 15) That the Town Council has already submitted its views on street lighting as part of Cornwall Council's energy strategy and would therefore prefer to see actions identified.

(Action by : Elaine Baker)

TC.74 WHEAL HEARLE AND BALLESWIDDEN HIGHER LEVEL STEWARDSHIP SCHEME (HLS)

The Mayor reported on the meeting which had been held on 28 May 2010 between the Town Council, Cornwall Council, Natural England, IMERYS and Councillor Angwin, as the landowner of the Wheal Hearle site.

The meeting had been held to seek the agreement of all the parties to an application being made to Natural England for a HLS scheme on the sites at Wheal Hearle and Balleswidden Stack.

However, the Mayor explained that some questions had arisen over the Town Council's liability throughout the ten year tenure of the scheme. As tenant the Town Council would have to bear the legal costs of drawing up agreements and any financial penalties if the conditions of the scheme were not complied with. The Council would also be responsible for the delivery of the project including dealing with the administration of the project and appointment of contractors etc.

The Mayor reported that in view of these issues it had been suggested that there would be merit in Cornwall Council acting as tenant as it already had the resources available "in-house" to deliver the project, thereby relieving the Town Council of any financial risk. It was agreed at the meeting that this suggestion be pursued before any further action on the scheme was taken.

The Town Council would be kept advised of progress.

RESOLVED: That the position be noted.

TC.75 LOCAL AREA GRANTS POLICY

The Council received Cornwall Council's new draft Local Area Grants Policy as part of the consultation process.

The main elements of the new policy were that funding for community grants would be split across the community networks areas, the scheme would be for one off local community focused projects and that each network area would need to identify priorities for funding and that this would influence the scoring mechanism.

Following closure of the consultation period on 18 June the working group tasked with reviewing the policy would make a final report to the Cornwall Council's Cabinet during July.

Following detailed discussion the Council

RESOLVED: That content of new policy is noted.

TC.76 COAT OF ARMS

The Town Clerk and Councillor Angwin reported that they had both received requests from third parties wishing to use the Council's coat of arms. One on a forthcoming publication in Bendigo, Australia and the other requesting information on the Council's coat of arms to be included as part of a talk for the Heraldry Society.

RESOLVED: That the interested parties be advised that it is an informal coat of arms which has been recently adopted with no historic background.

(Action by : Elaine Baker / Councillor Angwin)

TC.77 FINANCE

(a) Application for Financial Assistance

Councillors Angwin and Nicholls declared prejudicial interests as members of the Nancherrow Centre and withdrew from the meeting for consideration of the item in respect of the centre.

The Mayor declared a prejudicial interest as a trustee of the St Just Recreation Centre and withdrew from the meeting for consideration of the item in respect of the centre.

The Deputy Mayor took the chair for consideration of the request from St Just Recreation Centre.

The Council considered a report by the Town Clerk requesting financial assistance under S.137 of the Local Government Act 1972 from the St Just Recreation Centre in respect of a contribution to works to the floor of the main hall and the roof which had been carried out in the previous financial year.

RESOLVED: That under S.137 of the Local Government Act 1972 a grant of £1,000 be awarded to the St Just Recreation Centre;

The Mayor returned to the chair.

The Council also considered the payment of grants to the Centre of Pendeen, Pendeen Parish Rooms, Nancherrow Centre, St Just Community Sports Hall and the Lafrowda Festival Committee, as part of the three year financial assistance package which had been approved by the Council on 28 January 2010.

- (i) under S.137 of the Local Government Act 1972 a grant of £1,000 be awarded to Centre of Pendeen, Pendeen Parish Rooms and the Nancherrow Centre respectively, subject to receipt of audited accounts;
- (ii) under S.19 of the Local Government Act 1972 a grant of £2,500 be awarded to St Just Community Sports Hall, subject to receipt of audited accounts and

(iii) under S.145 of the Local Government Act 1972 a grant of £2,000 is awarded to the Lafrowda Festival Committee, subject to receipt of audited accounts.

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £4,674.48 be approved for payment.

(c) Letters of Thanks

The Town Clerk reported receipt of a letter of thanks from the Land's End Peninsula Community Land Trust for the £1,250 which had been allocated in the 2010 / 2011 budget to help support the trust.

TC.78 PLANNING

(a) Applications

Councillor Ms Angove, Mrs James and Thomas declared a personal interest in planning application PA10/10/03150 as the applicants were Liberal Democrat Party members.

**PA10/03070 (Planning Application)** Installation of one conservation rooflight to the rear roof of No. 6A and one small window to rear of No. 6 at first floor level at 6 & 6A Market Square, St. Just. Applicant Mrs. Helen Parkinson. **T CI no objection**

**PA10/03064 (LBC)** Installation of 1 conservation rooflight to the rear roof of No. 6A and one small window to rear of No. 6 at first floor level at 6 & 6A Market Square, St. Just. Applicant Mrs. Helen Parkinson. **T CI no objection**

**W1/10-0433** Construction of extension and alterations at Bosgwyn, Cape Cornwall Street, St. Just. Applicant Mrs. Ruth Beresford. **T CI no objection**

**W1/10-0471** Demolition of outbuildings, construction of garage and side and rear extensions at 1, Lower Trewellard, Trewellard, Pendeen. Applicant Mr. & Mrs. C. Hall. **T CI no objection, but would prefer to see the use of natural slate on the roof.**

**PA10/03207** Replacement windows and rear door at 20, Bosorne Road, St. Just. Applicant Mr. Tim Burgess. **T CI no objection**

**PA10/03150** Change of use of fields as campsite from 28 days to 60 non-consecutive days at Home Farm, 20, Falmouth Place, St. Just. Applicant Mr. & Mrs. Kenneth Grey. **T CI no objection**

**PA10/03159** Demolition of rear porch and construction of conservatory at Lanherne, Botallack, St. Just. Applicant for Mr. Gareth Burt Design Team pp Ms. M. Clarke. **T CI no objection**



(b) Decisions

Construction of extension and installation of 3 No. solar heating panels at Penanven, Bosorne, St. Just. Applicant Mr. & Mrs. E. Teagle. **Approval** (T. Cl. Support).

TC.79 INFORMATION ITEMS

(a) Land's End Peninsula Community Land Trust (LEPCLT)

Councillor Ms Angove declared a personal interest in this item as Treasurer of the LEPCLT.

Councillor Mrs James declared a prejudicial interest in this item as a trustee of the LEPCLT and agreed to withdraw from the meeting if there was any discussion on the report.

The Council received a third quarterly report from LEPCLT which set out the progress which had been made so far and the next steps which were to support and nurture the Bosavern Farm Project, identify a suitable site for the first affordable housing project, finish policy production, establish a web page and identify training needs for the board and wider membership.

(b) Standing Orders

The Council reviewed and made comments on the content of the first two sections of the new draft model standing orders in advance of formal adoption by the full Council.

(c) Official Invitations

The Mayor reported that the Council had been invited to attend a number of functions which unfortunately neither he nor the Deputy Mayor could attend and asked if any other councillor wished to represent the Town Council.

TC.80 ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE A MATTER OF URGENCY

Empty Homes Strategy

The Council noted the receipt of the final version of Cornwall Council's Empty Homes Strategy.

TC.81 EXCLUSION OF PRESS AND PUBLIC

RESOLVED - that in accordance with Section 100A (4) of the Local Government Act 1972, the press and public be excluded from the meeting during the consideration of the following matters on the grounds that they involve the likely disclosure of exempt information as defined in the identified paragraphs of Part I, Schedule 12A of the Act (as amended).

TC.82 SUMMARY OF PUBLIC CONSULTATION EXERCISE – ST JUST-IN-PENWITH RURAL PRIORITY PARISH (EXEMPT PARAGRAPH 3)

Councillors B.F Angwin, K McFadden and T N McFadden declared a prejudicial interest in this item as landowner of potential sites and relatives of one of the landowners and agreed to withdraw from the meeting for consideration of the item.

The Council considered a summary of the public consultation exercise in respect of the “Appraisal of Potential Rural Exception Sites for Local Needs Affordable Housing – St Just in Penwith Priority Parish” which had been approved by the Council in March 2010 and had been the subject of a public exhibition on 30 March.

The document identified 11 sites around St Just and Tregeseal which had been appraised for their suitability for the provision of local needs affordable housing.

RESOLVED: That the proposals for the next steps as set out in the summary document be supported by the Town Council.

(Action by : Elaine Baker)

TC.83 TOWN COUNCIL LETTERHEAD (EXEMPT PARAGRAPH 3)

The Council considered the detail of a quotation in respect of new printed stationery.

RESOLVED: That the quotation from Headland printers in respect of 1,000 sheets of headed note paper and 500 compliments slips be accepted.

TC.84 ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS TO BE A MATTER OF URGENCY

(a) War Memorial St Just (Exempt paragraph 3)

The Mayor reported that the Council had now received a quotation from a local stonemason for the addition of a granite wedge to the St Just War Memorial. This related to the request for the addition of a name to the memorial by a local family which had recently been considered by the Council at its meeting on 12 April 2010 (minute no TC.06/10 refers).

The Town Clerk reported that following further investigation it had been established that Cornwall Council’s permission was no longer required and therefore the Council could proceed if it so wished. Contact had also been made with the British Legion but its approval to the proposal was still awaited.

RESOLVED: That the quotation from J H Ching & Sons be accepted, subject to approval of the proposed works by the St Just Branch of the Royal British legion.

(b) St Just Information Board (Exempt paragraph 3)

The Mayor reported that the local information board opposite the Plen-an-Gwarry was in need of updating, particularly in the light of the recent publication of the fourth edition of the St Just Guide.

More White Space who had completed the design work for the new guide had produced a quotation for updating the board which would reflect the style and content of the new guide.

RESOLVED: That the quotation from More White Space be accepted.

Meeting closed at 9.15 p.m.

Town Mayor