

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, 10 June 2012 at 7.15 p.m.

PRESENT

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

COUNCILLORS

Mrs M Blundy	F Morris
T McFadden	G Roberts
Mrs G McQueen	Mrs G Salmon

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Cllr Sue James – Cornwall Councillor

TC.34 PUBLIC ADDRESS AT COUNCIL MEETINGS

The Town Council received an address from Peta-Jane Field regarding a request for a letter of support from the Town Council to the British Horse Society and West Penwith's Bridleways Association's grant application for funding under Natural England's Paths for Communities Scheme to drain, restore and upgrade the bridleway which ran from the Brane, through St Euny Wells onto Tredinney Moors ending at the gates leading to the Crows-an-Wra Road. 50m of the track at Crows-an-Wra was within the St Just Parish. Letters of support had also been provided by Sancreed and St Buryan Parish Councils.

The Town Clerk was asked to provide a letter of support on behalf of the Town Council.

(Action by : Elaine Baker)

TC.35 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Nicholls.

TC.36 DECLARATIONS OF INTERESTS

The Deputy Mayor declared a non-disclosable interest in minute no. TC.40/13 (Calartha Road, Pendeen – Use of Field by Motor Bikes) as one of the motorbike users was an employee of his company and he agreed to withdraw from the meeting for consideration of the item.

Councillor Morris declared a non-disclosable interest in minute no. TC.40/13 (Calartha Road, Pendeen – Use of Field by Motor Bikes) as he was related to one of the potential landowners and he agreed to withdraw from the meeting for consideration of the item.

Councillor Mrs McQueen declared a disclosable interest in minute no. TC. 47)a)/13 (Applications) in respect of planning application PA12/09446 as she was the owner of a holiday home opposite the site, and agreed to withdraw from the meeting for consideration of the application.

TC.37 DISPENSATIONS

None.

TC.38 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 28 May 2013 be approved as an accurate record and signed by the Town Mayor.

(Action by : Elaine Baker)

TC.39 MATTERS ARISING

On minute no. TC.27(a)/13 (Financial Assistance), the Town Clerk reported that a representative of Landsend Astronomers would be attending the next meeting of the Town Council to provide more information on the work of the group and its plans for expanding its links with local schools. On that point, the Town Clerk advised that the group's first meeting with St Just Primary School's Astronomy Club was due to take place at 8.00 p.m. on Friday 14 June 2013 at the school which the local community could also attend.

TC.40 CALARTHA ROAD, PENDEEN – USE OF FIELD BY MOTOR BIKES

In accordance with the disclosure of their non disclosable interests the Deputy Mayor and Councillor Morris withdrew from the meeting for consideration of the item.

The Town Council considered its formal response to the address made by Mawgan Lewis, Western Watch, Calartha Road, Pendeen made at the last meeting (minute no.TC.15/13 refers) regarding the use of a field adjacent to his property by motorbikes.

Councillor Mrs Sue James gave an update on the current position regarding the land ownership and that Andrew George MP had now been advised of the position. As legal ownership had so far not been established it was not possible for Cornwall Council to serve notice. It was hoped that following the issue of notices ownership of the land could be resolved. Following that, Cornwall Council's Environmental Health Team were confident that based on the evidence gathered and independent witnesses a Noise Abatement Notice could be issued.

Mr Lewis had been advised of the position and was satisfied that progress was being made. Councillor Mrs James gave an undertaking to keep Mr Lewis and the Town Council advised of progress as part of her monthly report.

The Town Council supported the proposed action.

TC.41 GEWS FARM – STREET NAMING

The Town Mayor reported that he had been approached by the developers of the affordable housing development at Gews Farm regarding the street naming. Suggestions which had been proposed included Lower Bosavern, Bosavern and Bollowal Close. The Town Council was asked to come forward with additional suggestions.

RESOLVED: That the developers be advised that the Town Council's recommendations were Gews Mews, Higher Gews and, in addition, suggested that St Just Junior School be approached for suggestions so as to involve the local community in the naming.

(Action by : Kevin McFadden)

TC.42 101 – NON-EMERGENCY POLICE TELEPHONE NUMBER

The Town Mayor referred to a number of occasions when he had experienced difficulties in reporting non-emergencies via the Police 101 telephone number, and sought the Town Council's support to the submission of a letter of complaint to the Police & Crime Commissioner and Chief Constable for Devon & Cornwall.

RESOLVED: That the Town Clerk be authorised to send a letter of complaint on behalf of the Town Council to the Police & Crime Commissioner and Chief Constable for Devon & Cornwall setting out the Council's concerns at the delay in answering non-emergency telephone calls.

(Action by : Elaine Baker)

TC.43 CCTV - QUOTATION

The Town Council considered a quotation from Ellis Security Limited for an upgrade and replacement of three cameras on the Town Council and Co-op buildings.

RESOLVED: That the quotation for the replacement of three cameras from Ellis Security Ltd is accepted at a cost of £2,539.00 Ex VAT.

(Action by : Elaine Baker)

TC.44 WEBSITE REDESIGN AND BUILD FOR ST JUST TOWN COUNCIL

The Town Council considered a proposal for the redesign and build of the Council's website from webfooteddesigns. In particular, the Town Clerk drew Town Councillors attention to the commissioning of professional photography to enhance the site, and the "new blog" facility which would enable Town Councillors to submit news directly to the site via the Town Clerk.

RESOLVED: that

- (a) The proposal submitted by webfooteddesign for the redesign and rebuild of the Town Council's website at a cost of £1,470 is accepted; and

- (b) The use of Neil Coe, Carta Design, professional photography service at a cost of £320.00 (1 full day) plus travel expenses is approved.

(Action by : Elaine Baker)

TC.45 INTERNAL AUDITORS REPORT – YEAR ENDED 31 MARCH 2013

The Town Council received the Internal Auditors report for the year ended 31 March 2013 and in particular considered the recommendations in respect of payments between meetings, production of detailed procedure notes for all financial and administrative systems and Council resolutions in respect of earmarked reserves.

RESOLVED: That the report, including the recommendations contained therein, be accepted and implemented with immediate effect.

(Action by : Elaine Baker)

TC.46 FINANCE

- (a) Financial Assistance

No grant applications had been received since the last meeting.

- (b) Accounts for Payment

RESOLVED: That the accounts to the value of £1,628.01 be approved for payment.

(Action by: Elaine Baker)

- (c) Letters of Thanks

A letter of thanks had been received from the Cornwall Blind Association which included a report on its volunteer transport service which acknowledged how the grant awarded by the Town Council in January 2012 had been used.

TC.47 PLANNING

- (a) Applications

**PA13/03522** Construction of dormer windows to front and back elevation, granite cladding to front, and re-roofing with natural slate at Jeffries Downs, St. John's Terrace, Pendeen. Applicant: Mr. Ryan Toms. **(T Cl no objection)**

**PA13/03170** Construction of 3 dwellings with associated works (amended design to previous approval W1/09-0206) on land adjacent to Maitland House, Trewellard, Pendeen. Applicant: Stone Cross Developments & Construction Ltd. **(T.Cl. Strong Objection. Town Council would like to see the retention of one affordable unit, as to remove the affordable element would set an unacceptable precedent that Affordable Housing planning conditions can be removed).**

**PA13/03385** Removal of a Section 106 Agreement attached to W1/06/P/0280 dated 11<sup>th</sup> August, 2006 at Hillside Lodge, Trewellard, Pendeen. Applicants: Mr. & Mrs. C. Hooley. (**Application withdrawn**)

**PA12/09446** Construction of affordable flats with off-road parking and garden/amenity areas on land opposite Peters Row, Lower Boscaswell, Pendeen. Applicant: Mr. Karl Miucci. (**T.Cl. has No Objection subject to a re-design of the layout of the buildings to provide car parking and gardens to the front of the building. The site of the building to be moved back from the road and that the granite used on the construction is to be sourced from the local area. The Town Council also wishes to express its concern over the affordability of the scheme and would not wish to see the issue of financial viability to be used as a reason for the removal of the affordable flats at a later stage.**)

**PA13/04064** Conversion of existing single storey stone barn into residential accommodation at Higher Bosavern Farm, Higher Bosavern, St. Just. Applicant: Mr. Stephen Williams. (**T.Cl. Strongly supports the application as the Town Council believes that the barn is acceptable for residential conversion**).

**PA13/04159** Proposed rear extension with west facing Juliet balcony at Merryn, Lower Bostraze, St. Just. Applicants: Mr. & Mrs. W. Wason. (**T Cl no objection**)

The Town Council also considered a response from Cornwall Council's Planning Service regarding the delays in the Town Council submitting its comments on planning applications which were subject to additional specific reports such as those awaited from the Affordable Homes Team. The advice was that in similar cases in the future the Town Council adds "*subject to no adverse comments being received from the Affordable Housing Team*" as deferring applications until the next Council meeting might result in applications being determined after their target date which could result in non-determination appeals.

The Town Council expressed its concern at the request and asked the Town Clerk to write to the Head of Planning advising of the Town Council's position.

(Action by : Elaine Baker)

(b) Decisions

**PA13/03471** Construction of front porch (amended design PA13/01805) at 24, South Place, St. Just. Applicant: Mr. Russell Thomas. **Approval** (T. Cl. No Objection).

TC.48 INFORMATION ITEMS

The Town Clerk reported that she had received notification from Cornwall Council's Electoral Officer reminding all Councillors that expenses returns were outstanding, and that those Town Councillors who had not sent in their return should do so at the earliest convenience even if they had not incurred any expenses.

TC.49 Matters for Report

Councillor Mrs McQueen drew the Town Council's attention to the work of the Penzance Food Bank which had been extended to support local people in St Just and Pendeen who were experiencing financial distress. As there was no facility locally, volunteers were being used to transport food to the local area, but the take up of the service had so far been poor. Councillor Mrs McQueen circulated leaflets which provided details on how to access the service and asked Town Councillors to bring it to attention of local people who might be in need.

The Town Clerk reported that she had been notified by Julie Nash, Head Teacher at Cape Cornwall School that an enquiry had been received from a member of the public regarding two boys who had assisted an elderly lady who had fallen outside Geevor Tin Mine on Saturday 25 May 2013. The boys had helped the lady until the paramedics arrived, when it was confirmed that she had fractured her upper arm. It had been requested that the actions of the two boys, Connor Parsons and Morgan Newman be brought to the Town Council's attention. The Town Clerk reported that the boy's names would be put forward for nomination for this year's Junior Citizen of the Year Award. It was also suggested that the Cornishman be advised of the boys' actions and that recognition of their action be placed on the Town Council's website.

(Action by : Elaine Baker)

The Town Clerk also reported that she had received a reply from Reverend Canon Alan Rowell regarding repairs to the Pendeen Church Clock dials. Having discussed the matter with the Church Wardens ,they were of the view that the works were cosmetic in nature and therefore not necessary. The Town Council noted the response.

Meeting closed at 8.30 p.m.

Town Mayor