

MINUTES of the ORDINARY TOWN MEETING of ST JUST-IN-PENWITH TOWN COUNCIL held in the Council Chamber, Council Offices, 1 Chapel Street, St Just on Monday 12 September 2011 at 7.15 p.m.

PRESENT

Councillor M Thomas - Mayor
Councillor Mrs S. James – Deputy Mayor

COUNCILLORS

Ms P S Angove	N. McFadden
B F Angwin	F Morris
W F East	M Nicholls
C S McClary	Mrs S Olds
K McFadden	D. Stevens

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Councillor Chris Goninan – Cornwall Council
Councillor Andrew Wallis – Chairman, Cornwall Council's Advisory Parking Panel
Peter Moore, Local Transport Manager
Scott Sharples, Devolution Team, Cornwall Council

PUBLIC PARTICIPATION

Richard Pearce, South Place, St Just was not in attendance, and therefore did not address the Town Council on the proposed Traffic Regulation Orders.

APOLOGIES FOR ABSENCE

None received.

TC.81 DECLARATIONS OF INTERESTS

Councillors McClary, K McFadden and N McFadden stated that in respect of minute no. TC.83/11 (Lafrowda and Pendeen Car Parks), they would not be voting on the issue as they had pre-determined their position as they had publically stated that they were opposed to the introduction of car parking charges.

Councillors K and N McFadden declared a prejudicial interest in minute no. TC. 101/11 (St Just Football Club – Provision of Car Parking) as a local contractor who had supplied an estimate for the works, and as relative to the contractor. They both agreed to withdraw from the meeting for consideration of the item.

Councillor F Morris declared a prejudicial interest in minute no. TC.96(a)/11 (Application for Financial Assistance) as a Committee member of the St Just Cricket Club, and agreed to withdraw from the meeting for consideration of the item.

TC.82 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 25 July, and the Extraordinary Meetings held on 15 and 22 August 2011 be approved as a correct record and signed by the Town Mayor.

TC.83 LAFROWDA AND PENDEEN CAR PARKS

Councillor Andrew Wallis, Peter Moore and Scott Sharples, Cornwall Council attended the meeting to update the Town Council on the progress which had been made since the public meeting on 1 September regarding the possible introduction of car parking charges at Lafrowda and Pendeen Car Parks.

Peter Moore gave a summary of the process and confirmed that the Parking Panel at its meeting on 15 September would be formalising its recommendations to the Cabinet meeting in October. This would be followed by a period of public consultation on the Cabinet's final recommendations.

Peter Moore acknowledged that the consensus at the public meeting had been against the introduction of charging at the car parks, and that the potential for the Town Council taking over responsibility for them be investigated. Therefore, the Parking Panel at its meeting on 15 October would be recommended to approve that no action be taken in respect of the Lafrowda and Pendeen Car Parks for a period of 12 months, to enable discussions with Town Council to commence on it taking over responsibility for maintaining them.

The Town Council would now be required to enter into formal discussions with Cornwall Council, and to produce a business plan to demonstrate its financial ability to take on the service. It was important that this information was provided as a matter of urgency as the Council would be setting its precept for 2102 / 2013 in December.

A number of Town Councillor commented that accurate financial information was required from Cornwall Council to enable it to put together a strong business case. Scott Sharples confirmed that the Devolution Team would work closely with the Town Council in its development of a business plan for the car parks and other issues that may come forward over the next few months.

Andrew Wallis confirmed that as Chair of the Parking Panel he was happy to recommend the deferment, and commented that the £11,000 annual running costs of the car parks represented approximately 20% of the Town Council's current budget, and that the resolution of the panel would be for the Town Council to engage with the Devolution Team with a view to transferring the car parks to the Town Council.

It was confirmed that the bus stop and other amenities located in the car parks would not form part of the discussions.

Subject to the Car Parking Panel approving the recommendation, Cornwall Council would be in contact with the Town Council regarding the next stage of the process.

The Town Council supported the progress which had been made so far, and agreed that the Staffing & Premises Committee would oversee the work, and make recommendations to the full Council at the appropriate stages.

(Action by : Elaine Baker)

TC.84 THE COUNTY OF CORNWALL (ST JUST) (VARIOUS STREETS) (ON-STREET PARKING PLACES AND RESTRICTIONS ON WAITING) (CONSOLIDATION) ORDER 2006 (AMENDMENT NO.2) ORDER 2011

The Town Council considered the above amendment order which sought to introduce new no waiting at any time restrictions and a limited waiting restriction on the following streets: South Place, West Place, Regent Terrace and Carnyorth.

It also proposed to reduce the length of the limited waiting bay on Carn Bosavern, replacing it with no waiting at any time restrictions.

RESOLVED : That the following comments be approved for submission to Cornwall Council as part of the consultation process:-

South Place – extend the introduction of double yellow lining to the end of 21 – 23 South Place. Consider the introduction of “Sleeping Policemen” to reduce the speed of traffic on this road if no waiting restrictions introduced.

Regent Terrace – Installation of chicane type yellow lining not consistent with the yellow lining proposed for South Place. The Town Council would prefer to see a consistent approach adopted for both streets.

The 12 additional off street car parking spaces for residents to be provided at the St Just Football Club insufficient to accommodate to displaced vehicles.

Carnyorth Corner - Yellow lining to be extended to the corner on both sides of the road.

Carn Bosavern – Three car parking spaces to be removed.

TC.85 TO COUNTY OF CORNWALL (A3071 AND A3306) (VARIOUS SPEED LIMITS) (AMENDMENT AND REVOCATION) ORDER 2011

The Town Council considered proposals in respect of the B3066 for the introduction of a 40 mph speed limit between the A3071 at St Just and Kelynack, together with appropriate Traffic Regulation Orders and upgraded signing.

The Town Council also considered proposals for the introduction of a 50 mph limit on the A3071.

RESOLVED: That Cornwall Council is advised that the Town Council supports the proposals in respect of the B3066, but does support the introduction of a lower limit on the A3071 as it was unlikely that the lower level would reduce traffic speed on the road.

(Action by : Elaine Baker)

TC.86 REVISION OF THE LOCAL VALIDATION LIST – CORNWALL COUNCIL

The Town Council considered a proposed new validation list for householder and tree preservation planning applications which had been issued by Cornwall Council.

The Town Council noted the amendments made to the lists but made no additional comments.

TC.87 COUNCILLOR REQUEST FOR ITEM TO BE PLACED ON THE AGENDA

Give and Take Event

Councillor Angove suggested that the Town Council look into the possibility of holding a “Give and Take” event, similar to the one held at St John’s Hall.

It was agreed that Councillor Angove would provide the Town Clerk with contact details, and that the Town Clerk would report to a future meeting of the Town Council with further details.

(Action by : Elaine Baker)

TC.88 PROPOSAL TO EMPOWER LOCAL COUNCILS

The Town Council considered a request for support from the Suffolk Association of Local Councils to a resolution that had been agreed Leiston–cum-Sizewell Town Council on 7 June 2011, and submitted to the Government under the Sustainable Communities Act.

RESOLVED : That the Town Council supports the resolution agreed by Leiston-cum-Sizewell Town Council as follows:-

The proposal seeks new planning guidance on major developers urging them, as a matter of planning procedure to :-

*“(i) Attend a local council meeting to answer questions about their planning application, if the local council wishes, and to
(ii) Provide resources, if the local council wishes, to enable the local council to assess developer’s applications – which may be over 1,000 pages long – based on a professional critique of the developer’s evidence.”*

(Action by : Elaine Baker)

TC.89 PUBLIC CONVENIENCES REVIEW

The Deputy Mayor advised the Town Council that a meeting had been held with Paul Martin and Richard Hancock, Cornwall Council to discuss the future provision of public conveniences across Cornwall.

The Town Council was advised that Cornwall Council had to make a 50% reduction in its public conveniences budget for the 2012 / 2013 financial year, thereby reducing its current budget from £3m to £1.5m.

In view of this, Cornwall Council had taken the decision to close its public toilets or offer them to town and parish council to maintain. The subsequent saving in budget would be used to offer grant funding to those town / parish councils which

expressed an interest in maintaining the service. The grant funding which was anticipated to be in the region of 50% of the total annual cost of providing the service, would be available for two years, after which the Town Council would have to meet the full cost.

The Deputy Mayor reported that the annual cost of maintaining the toilets at St Just was £9,083 and Pendeen £8,092, of which 50% represented cleaning costs. It was anticipated that the cleaning costs could be reduced if a local contractor was engaged to carry out the work. The public toilets at Cape Cornwall were owned by the National Trust and not part of these discussions.

Cornwall Council was seeking "in principle" agreements from town and parish councils to taking on responsibility for maintaining the toilets.

Town Councillors felt that the service could be provided more cheaply at a local level, but were concerned at the cost to the Town Council, and additional costs such as vandalism. Scott Sharples, Cornwall Council acknowledged that vandalism was a problem but that on the whole it was more beneficial to the county to keep as many public toilets open as possible.

It was also noted that the Town Council had concerns about the future delivery of public services, and the ability of town and parish councils to be able to take on board these services without adequate financial provision.

Following discussion of the issues raised the Town Council

RESOLVED:

- (1) To support "in principle" taking on responsibility for the public toilets at St Just and Pendeen, subject to further detailed discussions with Cornwall Council regarding funding; and
- (2) That the issue be referred to the Staffing & Premises Committee for further consideration.

(Action by : Elaine Baker)

TC.90 PLEN-AN-GWARRY

The Town Council noted the contents of the report on the completion of the repairs works to the Plen-an-Gwarry for submission to English Heritage and Cornwall Council.

(Action by : Elaine Baker)

TC.91 QUALITY COUNCIL STATUS

The Deputy Mayor reported on the required elements that the Town Council had to meet in order to obtain "Quality Council" accreditation.

One of the areas that the needed to addressed was the way in which the Council communicated with its local community. Possible mediums included better use of the Council's website, preparation of a local newsletter and article in the Cornishman.

It was agreed that the issue of communications would be placed on the agenda for the next Town Council meeting.

(Action by : Elaine Baker)

TC.92 CHRISTMAS TREES

RESOLVED: That two Christmas Trees be purchased for St Just and Pendeen.

(Action by : N McFadden)

TC.93 ANNUAL RETURN – YEAR ENDED 31 MARCH 2011

The Town Council noted that the Annual Return for the year ended 31 March 2011 had been completed, and that there were no outstanding issues.

TC.94 PLEN PROJECT

The Town Council agreed to write a letter in support of the Plen Project's application to the West Cornwall LAG for funding towards its project for a new purpose built backstage and archive facility.

(Action by : Elaine Baker)

TC.95 ALLOTMENTS

This item was deferred for consideration until the next meeting on 26 September 2011.

TC.96 FINANCE

Councillor Morris declared a prejudicial interest in this item as a Committee member of the St Just Cricket Club and withdrew from the meeting for its consideration.

(a) Applications for Financial Assistance

The Town Council considered a request for financial assistance from the St Just Cricket Club in respect of travel and accommodation expenses as the club has won its way through to the National Semi Finals of the Barbados 20 / 20 Cricket Competition.

The Town Clerk reminded the Council that it could not make payments retrospectively and that if it was minded to make a financial contribution it must be towards planned expenditure.

RESOLVED: That a S.137 donation of £650.00 is made to the St Just Cricket Club towards travelling and accommodation expenses for the competition in Essex.

(Action by : Elaine Baker)

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £840.01 be approved for payment.

(c) Letters of Thanks

The Town Clerk reported that letters of thanks had been received from Pendeen Parish Hall, Pendeen Pilot Gig Club and the Lafrowda Festival Committee.

TC.97 PLANNING

(a) Applications

PA11/03103 Stationing of 4 static holiday caravans, formation of 10 new touring pitches and diversion of public footpath at Roselands Caravan Park, Dowran, St. Just. Applicant: Mr. C. Flack. **(T. Cl. Agree with Planning Officer's comments and defer pending consideration of footpath situation).**

PA11/05676 Construction of dwelling with detached garage on land adjacent to Trevarno, Leat Road, Boscaswell, Pendeen. Applicant: Mr. S. Lewis. **(T. Cl. Objection – Poor design which would have an adverse affect on an adjoining listed building).**

PA11/05569 Conservatory extension to dwelling at Creek Barn, Tregeseal, St. Just. Applicant: Miss Green. **(T. Cl. No Objection subject to the windows to match the existing).**

PA11/06405 Erection of a 5.2kw micro wind turbine at Little Carn Green, St. Just. Applicant: Mr. B. Weschke. **(T. Cl. Support).**

PA11/06527 Retention of flue and French doors on west elation at 1, Church Square, St. Just. Applicant: Ms. R. Scott. **(T. Cl. No Objection).**

PA11/06728 Erection of a wind turbine (Amendment to PA11/00787) at Cryor Farm, Newbridge, Penzance. Applicant: Mr. David Lenaghan. **(T. Cl. Support).**

PA11/06638 Re-roofing in natural slate at 27, Fore Street, St. Just. Applicant: Age Concern. **(T. Cl. Support subject to use of light grey Delabole slate)**

PA11/06936 Construction of extension and alterations to dwelling at 27, Cape Cornwall Street, St. Just. Applicant: Mrs. Beryl Trembath. **(T. Cl. No Objection).**

(b) Decisions

PA10/05069 Formation of outdoor swimming pool, construction of plant room and self contained residential unit at Porthledden, Cape Cornwall, St. Just. Applicant: Mr. M. Wilson. **Approval** (T. Cl. Invalid Application).

PA10/05103 Listed Building Consent for the formation of outdoor swimming pool and construction of plant room and self contained unit at Porthledden, Cape Cornwall, St. Just. Applicant: Mr. M. Wilson. **Approval** (T.C. Invalid Application).

PA11/04486 Construction of single storey extension, conversion of attic to bedroom and garage to additional living accommodation at Brook Cottage, Cot Valley, St. Just. Applicant: Mr. M. Gear. **Approval** (T.C. No Objection).

PA11/04138 Construction of dwelling and associated works on land adjacent to Benoni Villa, Boscaswell Terrace, Pendeen. Applicant: Mr. & Mrs. D. Clark. **Approval** (T. Cl. No Objection but would like to see use of local granite sourced in St. Just area).

PA11/04549 Replacement of windows and doors at 28A Boscaswell Village, Lower Boscaswell, Pendeen. Applicant: Mr. O'Loughlin. **Approval** (T. Cl. No Objection).

PA11/05405 Demolition of existing extension and W.C. and construction of single storey extension at 10, Boswedden Road, St. Just. Applicant: Mr. R. Gowan. **Approval** (T. Cl. No Objection).

PA11/04538 Construction of a two storey dwelling on Garage adjoining The Cottage, Levant Close, Trewellard, Pendeen. Applicant: Mr. J.M. Orriss. **Approval** (T. Cl. No Objection).

PA11/04917 Non-compliance with agricultural occupancy condition at Ambleside, Brea Farm, St. Buryan. Applicant: Mr. A. Williams. **Approval** (T. Cl. Support).

PA11/06095 Demolition of existing storage outbuilding and erection of annexe at Chy-an-Wel, 20, Carn Bosavern, St. Just. Applicant: Mr. R. Porter. **Approval** (T. Cl. No Objection).

PA11/06001 Erection of garage and garden room at Secret Garden Cottage, Trewellard, St. Just. Applicant: Mr. S. Wilson. **Approval** (T. Cl. No Objection).

(c) Enforcement

EN11/01954 Alleged unauthorised repair of pigsty and change of use to workshop at 6, Higher Bojewyan, Pendeen.

EN11/01986 Alleged change of use of outbuilding to business use on B3306 between Higher Bojewyan and Trevowhan, Morvah. **Breach Resolved.**

EN11/02139 Alleged unauthorised creation of bunding at Kerensa, Lower Numphra, St. Just.

TC.98 INFORMATION ITEMS

(a) Older Peoples Advisors

The Town Council noted the content of a letter from Councillor Goninan regarding the Older People Advisors in the local community.

(b) Phoenix Project

Town Councillors were advised that they had been invited to attend the Passing Out Parade at Penzance Community Fire Station on 14 October 2011.

(c) Pendeen Cemetery

The Town Clerk advised the Council that William North had donated a piece of land in Pendeen to use as a cemetery when the current cemetery was full.

(d) Festival of Sport

The Town Council received further information on the Festival of Sport event to be held in 2012.

TC.99 MATTERS FOR REPORT

Bosavern Farm

The Deputy Mayor reported that Cornwall Council had now confirmed to the Lands End Peninsula Community Land Trust, that provided it came up with the necessary funds by 1 April 2012, it could purchase Bosavern Farm at a market value of £315,000.

Mayor's Sunday

Councillor McClary asked for an update on Mayor's Sunday. It was agreed that the item would be placed on the agenda for the next Town Council meeting.

Communications

Councillor Nicholls raised the issue of communications which the Town Council had agreed would be placed on the agenda for the next meeting.

(Action by : Elaine Baker)

TC.100 EXCLUSION OF PRESS AND PUBLIC

RESOLVED – that under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960, it is proposed that, because of the confidential nature of the business to be transacted, the public and press be excluded from the meeting for the business specified in the following item(s)

TC.101 ST JUST FOOTBALL CLUB – PROVISION OF CAR PARKING

Councillors K & N McFadden declared a prejudicial interest in this item and agreed to withdraw from the meeting for consideration of the item.

The Town Council considered the provision of additional residents parking at St Just Football Club and the necessary works which were required to provide the additional spaces.

Questions arose to the current position with regard to residents parking at the site and Councillor Goninan agreed to speak to the Chairman of the club and to come back to the next meeting with additional information.

TC.102 PUBLIC SEATING

The Town Council considered the quotations received in respect of the maintenance and repair work to the Council's public seating.

RESOLVED: That the contract to repair the public seating be awarded to P N Hancocks.

(Action by : Elaine Baker)

TC.103 TOWN COUNCIL SIGN

The Town Council considered the detail of a quotation to install a new sign on the Town Council building which was to be funded by the Town Mayor and Cornwall Council.

RESOLVED: That the quotation from Tecmet be accepted.

(Action by : Elaine Baker)

TC.104 CITIZEN AND JUNIOR CITIZEN OF THE YEAR AND ACHIEVEMENT IN SPORT AWARD

The Town Council considered nominations for the Citizen and Junior Citizen of the Year and Achievement in Sport Awards.

Meeting closed at 9.07 p.m.

Town Mayor