

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 21 October 2013 at 7.15 p.m.

PRESENT

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

COUNCILLORS

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

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Clr Mrs James – Cornwall Councillor
Emily Tarrant – Webfooted Designs
Residents Carnyorth Terrace, St Just

TC.180 PUBLIC ADDRESS AT COUNCIL MEETINGS

None.

TC.181 APOLOGIES FOR ABSENCE

None received.

TC.182 DECLARATIONS OF INTERESTS

The Deputy Mayor declared a non-disclosable interest in min. no TC193(a)/13 (Applications) in respect of PA13/08641 as the applicant was a customer of Cornwall Garden Services and he agreed to withdraw from the meeting for consideration of the item.

TC.183 DISPENSATIONS

None.

TC.184 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 7 October 2013 be approved as an accurate record and signed by the Town Mayor.

(Action by : Elaine Baker)

TC. 185 MATTERS ARISING

There were no matters arising from the previous minutes.

TC.186 REPORT OF THE TOWN MAYOR, DEPUTY MAYOR AND TOWN COUNCILLORS

The Town Mayor reported that he and the Town Clerk had attended a meeting with Kurt Jackson and Cllr Mrs James to discuss proposals for the former Warren's Garage site, St Just on 18 October, 2013. The Town Mayor had also attended the presentation event for the Phoenix Project at Penzance Fire Station on 18 October.

Cllr Roberts reported that he had recently attended a Neighbourhood Planning seminar which was to be discussed later on the agenda.

Cllr Mrs McQueen reported that she had attended the meeting organised by the local Neighbourhood Watch regarding the Closed Churchyard on 16 October. The meeting had discussed the destruction of signage and issues relating to dog fouling and alcohol and drug misuse in the area. Unfortunately, Cornwall Council had confirmed that new signage could not be erected on the street lighting columns as they were collapsible, therefore other alternatives were being considered such as CCTV and locking the graveyard at night. Cllr Mrs McQueen agreed to keep the Town Council updated on progress.

TC.187 REPORT OF THE POLICE OFFICER

The Town Council received the Police report for the period covering 18 July to 21 October 2013.

During that period there had been 45 reported crimes which compared to 40 for the same period last year. The crimes reported included the following:-

- 11 Criminal Damages
- 3 Common Assaults
- 6 Assault ABH
- 1 Drunk and Disorderly
- 9 Thefts
- 2 Malicious Wounding (without intent)
- 1 Complaint Dogs (minor injury)
- 1 Breach of Drink Banning Order
- 1 Cause Fear or Provocation of Violence
- 1 Unauthorised Taking of Motor Vehicle
- 2 Cause Intentional Harassment Alarm, Distress
- 1 Sell Alcohol to Under 18yr Old
- 1 Misuse of the Communications Act
- 1 Burglary
- 1 Breach a Restraining Order
- 2 Sexual Assaults
- 1 Drink Drive

The Town Clerk informed the Council that a high proportion of the crimes had been committed by individuals visiting the area and should not be seen as an increase in local

crime rates.

TC.188 REPORT OF THE CORNWALL COUNCILLOR

Councillor Mrs James gave her monthly report on county matters as follows:-

County Highlights

The budget setting process continued to dominate Cornwall Council business. Most of the consultation was drawing to a close and would be summarised and presented to all councillors. What was becoming clear was that the budget headlines hid many individual grass root projects and tasks which had a history of being funded or supported through County budgets and would be faced with a dwindling pot or no financial assistance at all. Councillor Mrs James was in touch with a few local voluntary projects and whilst she was hopeful that negotiation would achieve something workable for this year, she asked that individuals started to work together to decide what the local community should be like, and she referred to the discussion on neighbourhood planning.

At the Full Council meeting on 22 October, Councillors would be asked to ratify the appointment of Andrew Kerr as Chief Executive. Also four motions would be proposed and debated. One sought the preparation of two draft budgets; one showing a 1.97% rise in Council Tax and the other a 6% rise; the latter would require the people of Cornwall to vote for it in a referendum. The next, which she had supported, encouraged councillors to stop taking free meals whilst on official business at County Hall. The third authorised the Chief Executive, Leader of the Council and Group Leaders to respond to a Government consultation over the gathering of census data information to help plan future services. The final motion was to look into charging regimes to make it easier for coaches to pay and use Council car parks, in support of tourism.

Local Bus Service

The key changes locally were that the St Just to Penzance service would be hourly rather than half hourly. Botallack, Trewellard and Pendeen services would be unaffected, remaining hourly. Bojewyan and other outlying villages, with children at local schools, would maintain school bus routes that would hopefully accommodate other travellers. Discussions with West Penwith Community Bus had secured some service from Sancreed to St Just and Penzance and talks were continuing on what could be covered by dial-a-ride. Cllr Mrs James's website would be kept up-to-date with developments.

Community Chest Budget

Allocations had been made to the Allotment & Growers Association for a tree bog at Kenidjack; the Centre of Pendeen so that a service being funded by Devon and Cornwall Housing Association for their tenants to have free Internet access and computer training could be extended to all local people on benefits; along with other councillors, Cllr Mrs James was also helping to fund Cape Cornwall School to develop its sensory garden for the Kites@Cape unit and again, along with other councillors, had contributed to a local project that ensured that elderly residents could enjoy social events.

Remedial Works at Tregeseal to Reduce Future Flooding Risks

The return to complete this work had been delayed as trash screens had to be made and these would not be available until next month. Cllr Mrs James had been advised that the team would return on 18 November. She had also been reassured that work completed in the first phase should reduce risks substantially.

Pilot Community Employment Programme

The partnership to start in November. Hopefully this would bring benefits to local unemployed people and local businesses and community projects.

Local Housing

Representatives from Sanctuary Housing, Kier Living and the Cornwall Homechoices Team attended the drop-in session to speak with local people about the housing being built at Gews Farm. The event was well attended, with many people attending to explain why they felt they should have priority over others and anxious that they did not miss the opportunity to apply. Those attending were told that the housing would become available to 'bid' for during the last week of November or the 1st week in December. Cllr Mrs James expressed concern that many people would end up disappointed.

The Town Council was informed of the problems at Moorland Close, Pendeen and that the Lands End Peninsula CLT had run into difficulty with the scheme for affordable housing. Regrettably, like the project at Lafrowda Close and many, many other affordable housing schemes in the county, it had fallen victim to the problems of SW Water not knowing where their services lay. SW Water's information had proved unreliable and the problem would at least delay the scheme.

Cllr Mrs James, as Chair of the LEPCLT was to meet with Kier Living to find a way of getting them back on site, without an unreasonable financial penalty that the Trust could not afford. A meeting was also to be held with SW Water, on 4 November, to begin a conversation about how the problems with their inaccurate knowledge over services could be overcome.

Debate continued about the number of homes the county needed to build to meet housing needs up to 2030 but Cllr Mrs James was clear that the target would be irrelevant, unless a sensible resolution and partnership approach, with SW Water could be found.

Arts Cinema at Newlyn

Planning application for the new arts cinema had been passed unanimously by the Planning Committee, with officers having delegated powers to resolve some road safety issues with the developer.

TC.189 WEBSITE

The Town Council received a presentation from Emily Tarrant Webfooted Designs on the re-designed website.

The Town Council was extremely pleased with the proposed layout and

RESOLVED : That the design and layout of the new website be accepted.

(Action by : Elaine Baker)

TC.190 CO-OPTION OF TOWN COUNCILLORS

The Town Council considered the issue of the co-option of Town Councillors to fill the three remaining vacancies on the Council which had been deferred from the last meeting (Min no. TC166/13 refers).

RESOLVED: That the Town Clerk be authorised to initiate proceedings to fill the remaining three vacancies on the Town Council by way of co-option.

(Action by : Elaine Baker)

TC.191 NEIGHBOURHOOD PLANNING

The Town Council received brief presentations from Cllr Roberts and Cllr Mrs James on the Neighbourhood Planning process.

Cllr Mrs James stated that her earlier scepticism had been allayed and that there was now a real concern that some parishes could potentially lose out on possible funding from the new Community Infrastructure Levy (CIL) if they did not have a Neighbourhood or Parish Plan. The Neighbourhood Plan was a more formal document which would involve the local community on developing facilities, housing and employment needed in the local community. The document would need to be approved by the local community by way of a local referendum, the cost of which would be borne by Cornwall Council. The CIL would be attached to all future developments following the adoption of the new county local plan. It was likely that those parishes which did not have a plan would get a lower percentage share than those that did. Cllr Mrs James felt that the local community should be consulted on what infrastructure facilities were needed and that a “shopping list” be produced.

Cllr Roberts stated that it was clear from his attendance at the seminar that the development of a Neighbourhood Plan was a very involved process and that a first step would be to invite a planning officer from Cornwall Council to attend a future meeting to explain the process.

Following discussion the Town Council

RESOLVED: That an officer from Cornwall Council’s Planning Service be invited to attend a future meeting to give a presentation on the Neighbourhood Planning process.

(Action by : Elaine Baker)

TC.192 FINANCE

(a) Financial Assistance

No applications for financial assistance had been received.

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £4,470.31 be approved for payment.

(Action by: Elaine Baker)

(c) Grant Feedback / Letters of Thanks

None received.

TC.193 PLANNING

(a) Applications

PA13/08356 Proposed single storey kitchen extension at Boscarne, Higher Bosavern, St. Just. Applicant: Mr. K. Lugg. **(T Cl no objection)**

PA13/07879 Removal of existing roof coverings and replace with breathable felt 50 x 25mm treated batten 400 x 200mm Brazilian slate (nail fixed) clay ridge, tiles colour to match existing at 35, Cape Cornwall Street, St. Just. Applicant: Mrs. Karen Harvey. **(T Cl no objection)**

PA13/08458 Proposed agricultural storage building at Bosvargus Farm, Bosvargus Hill, St. Just. Applicants: B. And P. Grose. **(T Cl no objection)**

PA13/08554 Proposed replacement of all windows and doors and installation of roof solar panels on east and west elevations at 2, West Place, St. Just. Applicant: Mr. J. Olds. **(T Cl no objection)**

The Deputy Mayor declared a non-disclosable interest in the following application and withdrew from the meeting for its consideration.

PA13/08641 Construction of a detached dwelling on land rear of 6, Carnyorth Terrace, St. Just. Applicants: Mr. & Mrs. D.P. Anderson. **(T. Cl. Objection on the grounds of overdevelopment of the site, unacceptable design and visually impact on the locality. The design of the building is not sympathetic to the traditional and historic character of the rural mining landscape. Town Council also raises an objection on highway grounds as it is felt there was insufficient space for secure off-road parking and that the proposed development would result in an obstruction on the highway).**

PA13/09053 Retrospective application for alterations to the previously approved extension reference PA12/10878 at 17, Boscawell Village, Lower Boscawell, Pendeen. Applicants: Mr. and Mrs. Brian Wallis. **(T Cl no objection)**

(b) Decisions

PA13/07381 Erection of a timber shed at 4, Lafrowda Terrace, St. Just. Applicant: Mr. Ben Beckwith. **Approval** (T. Cl. No Objection).

PA13/07520 Retention and completion of rear extension at 14, Talveneth, Pendeen. Applicants: Mr. & Mrs. P. Morse. **Approval** (T. Cl. No Objection).

TC.194 INFORMATION ITEMS

None received.

TC.195 MATTERS FOR REPORT

The Town Clerk reported on the receipt of the late notification of a Notice of Intention from Cormac Solutions Ltd for a temporary closure of Bosorne Terrace, St Just from 28 October – 8 November 2013 to enable works to be carried out to their apparatus.

The Town Council raised no objection to the planned closure.

The Town Clerk also reported that a meeting had been held with Rod Porter, Cornwall Council's General Estate Manager, Property Services to discuss redecoration of the kitchen and toilet areas following the earlier leak. A formal work order had been submitted with a view to the works being carried out by Cornwall Council. As there were no other property matters pending at the present time, with the agreement of the Town Mayor it had been decided to cancel the Property Committee meeting scheduled for 21 October 2013.

An invitation has been received from CALC which extended an invitation to the smaller town and parish councils to attend its Larger Councils Conference on 20 November 2013 in Truro.

The Town Council was also advised that the Town Mayor and Clerk were due to meet with Insp. Jean Phillips on 24 October to discuss local policing issues.

The Town Council was advised that a meeting was to be held on 28 October between the Town Mayor, Town Clerk, Cllr Mrs James and Scott Sharples, Cornwall Council's Devolution Specialist on a scoping exercise regarding the delivery of Cornwall Council services in the locality.

Cllr Mrs McQueen reported that she had met with Karen Perkins, Sure Start and that an application for grant funding would be submitted in respect of The Ark, Pendeen in due course.

Cllr Morris reported on the erection of a wall at the r/o of the old Miner's Public House and asked for the planning position to be checked.

(Action by : Elaine Baker)

CLr Mrs Salmon reported on the alleged dumping of fish waste at Brea Veau Farm adjacent to the Land's End Airport. The Town Clerk reported that the issue had been referred to Cornwall Council's Environmental Health Team and that a response was awaited.

Meeting closed at 8.35 p.m.

Town Mayor