

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 23 January 2012 at 7.15 p.m.

PRESENT

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

COUNCILLORS

Ms P S Angove	N McFadden – arrived at 7.23 p.m.
B F Angwin	F Morris
W F East	Mrs S Olds
K McFadden	D Stevens

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Councillor Chris Goninan – Cornwall Council  
Sarah Mason - Executive Officer, Cornwall Association of Local Councils  
PC Dan Care - Local Neighbourhood Policing Team  
PCSO Andrew Tonkin - Local Neighbourhood Policing Team

PUBLIC PARTICIPATION

None.

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor McClary and Councillor Nicholls.

TC.217 DECLARATIONS OF INTERESTS

Councillor Ms Angove declared a personal interest in minute no. TC 228/12 (Miners' Statue) as she was opposed to the project.

TC.218 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 9 January 2012 be approved as a correct record and signed by the Town Mayor.

TC.219 REPORT OF THE TOWN MAYOR, DEPUTY MAYOR AND TOWN COUNCILLORS

The Town Mayor reported that he had attended the public exhibition at St John's Hall, Penzance on 17 January 2012 on the Core Strategy document, and a meeting of the Mayor's Parlour Campaign Team on 18 January 2012.

The Deputy Mayor reported that she had attended a Board meeting of the Land's End Peninsula Community Land Trust on 5 January 2012 and the Marazion Civic Parade and reception on 15 January 2012.

Councillor Angwin reported that he attended a meeting of the Nevada & Bendigo Twinning Committee on 17 January 2012.

TC.220 REPORT OF THE CORNWALL COUNCILLOR

Councillor Goninan reported that on the following items.

**West Cornwall Hospital (WCH) Forum—Urgent Care Centre at WCH Pilot Project**

Proposals for an urgent care centre at WCH were out for consultation and had been presented by Leslie Boswell, Chief Executive of the West Cornwall Hospital Trust at the Town & Parish Forum on 19 January 2012. The proposal was for the introduction of a 24/7 doctor led urgent care centre. However, seriously ill patients would still be treated at Treliske Hospital, such as patients suffering from a stroke, chest pains, severe abdominal pains, head injury causing unconsciousness, acute shortage of breath and all severely ill children. The pilot project was more than a nurse led Minor Injuries Unit which could only treat about 65 conditions, this model would treat in the region of 245 conditions with a full Emergency Department (ED) able to treat around 450 conditions. The pilot would enable patients who arrived after 5.00 p.m. to be treated by a doctor. Also the acute GP service would operate from the hospital and this would determine any diagnostics required and whether the patient needed to be admitted or treated at home. At Treliske, this type of service had been shown to reduce the number of patients that were admitted to hospital. The CT scanner and X ray would be available for use from 0800-2300 hours and reduce the number of patients having to travel to Treliske for these facilities. The increased hours in the CT scanner alone would involve 500-700 patients/year not having to go to Treliske for a scan. However, there would be no X-rays from 2300 until 0800. At present there was only 1 x-ray per two night period.

With this innovation being driven by the local GP's, from the Kernow Clinical Commissioning Group, KCCG, working with the clinicians of the Emergency Department at Treliske it was imperative that the project was supported by all. Hopefully this would bring as many services as possible closer to home as is practically safe to do and would also result in more outpatient clinics being delivered locally.

**St Just Buggies**

A meeting was to be held on 26 January 2012 with the trustees of the Douglas Woolcock Fund to progress the idea of delivering local transport for those without easy access to the shops and coast.

**Traffic Regulation Orders**

Consultation process had been completed, with the TRO proposals included on the work programme. Councillor Goninan informed the Town Council that he had taken the decision to go ahead with the proposed 20mph limit outside each school in St Just after further discussions with the schools.

**Dog Fouling**

This was becoming a serious issue again with problems particularly at the comprehensive school fields, playing field, community garden by the recreation centre and in the Plen-an-Gwarry.

**Bus Shelter Lafrowda Car Park**

Inappropriate graffiti had appeared on all windows of the shelter. Councillor Goninan was in discussion with Chris Denley, Deputy Head, Cape Cornwall School to see if it was possible to identify the perpetrators.

TC.221 **REPORT OF THE POLICE OFFICER**

PCSO Andrew Tonkin presented the Police report for the period 21 November 2011 to 23 January 2012. During that period there had been 23 reported crimes compared to 34 for the same period last year.

The crimes reported during this period included 6 burglaries, 3 cases of criminal damage to vehicles, 5 of criminal damage to a dwelling, 1 unauthorised taking of a motor vehicle, 1 cheque /card fraud, 1 assault of ABH, 1 common assault, 1 cause of intentional harassment, alarm or distress, 1 case of harassment/stalking, 1 theft /shoplift, 1 theft / non specific and 1 wound / GBH.

PCSO Tonkin reported that the bus shelter continued to be a problem within the town, with groups of youths congregating, drinking alcohol, causing damage and being generally anti-social in the area.

The "Have Your Say" meeting was held on 12 January 2012 which had discussed the following issues: inconsiderate parking, vehicles parking on pavements and vehicles parking illegally on double yellow lines.

The Town Council was advised that dog fouling remained a problem, particularly on the school playing fields at Cape Cornwall School.

PC Dan Care reassured the Town Council that, despite the recent changes to local policing, there continued to be a Police presence in St Just. Feedback from the public was crucial, and had been a contributory factor in one recent arrest. He urged the local community to remain vigilant, and to inform of Police of any suspicious activity.

TC.222 **BENCHMARKING**

Sarah Mason, Executive Officer, Cornwall Association of Local Councils (CALC) attended the meeting to explain the benchmarking process which the Town Council had previously agreed would be undertaken by CALC. (Minute no. TC.122/11 (Staffing & Premises Committee refers).

The National Association of Local Councils, working with the Society of Local Council Clerks had adopted a nationally recognised benchmarking scheme to determine the salary range for the post of Town Clerk. A secondary issue arising out of any recommendations from the benchmarking exercise might include the assimilation of an

employee on to the recommended salary range if the recommended scale was higher than the present salary grade / range.

First stage of the process was to review the post. Historically, salary banding had been based on population which it had been acknowledged did not accurately reflect the activities and work of the Council. The new benchmarking system was introduced in 2008, based on four profiles and the basis of the exercise was to determine, based on information received, where the post of Town Clerk sat on a sliding scale against those profiles.

Criteria taken into account included the number of Council meetings, devolved service agreements between the principle authority (Cornwall Council) and others, number of statutory functions delivered by the Town Council, line management responsibility (including contractor supervision), level of financial responsibility, level of assets of the Town Council and the value of assets managed, length of service and experience and qualifications of the post holder would also be taken into account.

This information would be compiled by CALC through the completion of a questionnaire which it was suggested should be completed, in confidence, by three members of the Council, plus the Town Clerk.

Based on the information received CALC would make a recommendation in respect of the post of Town Clerk which would be submitted to the Town Council's Staffing & Premises Committee for consideration.

Sarah Mason confirmed that the cost of undertaking the exercise was £75.00. Attendance at additional meetings, if required, would incur an additional charge. It was also confirmed that the exercise would be restricted to that of the post of Town Clerk, but the Town Council was reminded that as a responsible employer, it had a duty to periodically review the terms and conditions of its staff.

The Deputy Mayor proposed, and it was seconded by Councillor N McFadden that the chairs of the three standing committee be asked to complete the questionnaire on behalf of the Town Council.

RESOLVED: That Councillors Mrs James, Ms Angove and Stevens be authorised to complete the benchmarking questionnaire on behalf of the Town Council, and that the report setting out the recommendations of the exercise be forwarded to the Staffing & Premises Committee for consideration.

(Action by : Elaine Baker)

TC.223 BATTERY RECYCLING TUBES

Councillor Ms Angove reported that two of the three battery recycling tubes that were located in Clemo's and Boscaswell Stores, Pendeen had been damaged and posed a potential health and safety issue to the public. The third recycling tube in the local newsagents was still in good condition.

The Town Council discussed the issue, and in the light of new EU legislation which required all suppliers of batteries to make necessary recycling provisions it was

RESOLVED: That

1. a letter be sent to the owners of the premises where the tubes are located advising them, that in the light of the new regulations and due to health & safety concerns, the Town Council requests that the damaged tubes be withdrawn, and that the tube in the newsagents be handed over to the proprietor at no cost.
2. Councillor Angove, be authorised on behalf of the Town Council to explain the Town Council's decision to the respective shop owners.

(Action by : Elaine Baker / Sandy Angove)

TC.224 COUNCIL DIARY

Councillor Ms Angove suggested that it would assist Town Councillors in their role if they received prior notification of forthcoming events during the municipal year (e.g. Lafrowda / Feast) which might require input from the Town Council.

Following consideration of this item it was

RESOLVED: That the annual timetable of meetings to include details on forthcoming events during the municipal year, including date for consideration by the Town Council.

(Action by : Elaine Baker)

TC.225 RECYCLING BANK RATIONALISATION

The Town Council noted the contents of a letter from Cornwall Council regarding changes to the provision of recycling banks across Cornwall, and information on the standardised kerbside waste & recycling collections which were due to commence in April 2012. The Town Council welcomed the fact that there was no planned reduction in the provision of recycling banks in St Just and Pendeen.

TC.226 CALL FOR POTENTIAL HOUSING SITES

The Town Council was advised that Cornwall Council was currently in the process of updating its Strategic Housing Land Availability Assessment (SHLAA), part of which included a call for housing sites. The Council was asked to consider if there were any sites which should be considered for inclusion, based on the following criteria:-

- Potential for accommodating at least 5 dwellings (gross) or 0.1h for housing.
- Located outside of a designated SAC, SPA, SSI or Flood Zone 3b.

Following consideration of the item the Town Council

RESOLVED : That

1. A letter be sent to Cornwall Council advising of the work already undertaken by Cornwall Council's Affordable Homes Team, in consultation with the Town Council, in identifying possible development sites within the St Just;

2. Cornwall Council be advised that the Town Council supports any policy which promotes the development of work hubs / spaces and light industrial units within the town to support the local economy and provide additional employment opportunities; and
3. On a general point, that Cornwall Council be advised that the proforma for return appeared to be aimed at landowners and not local councils.

(Action by : Elaine Baker)

TC.227 PENZANCE HOUSEHOLD WASTE RECYCLING CENTRE (HWRF)

The Town Council noted the contents of a letter from Julian German, Portfolio Holder for Waste Management, Climate Change and Historic Environment which set out the reasons for the decision taken by Cornwall Council's not to proceed with the HWRF in Penzance.

TC.228 ST JUST MINER'S STATUE

Councillor Ms Angove declared a personal interest in this item as she was opposed to the project.

The Town Clerk advised the Town Council that a response had been received from the St Just & District Trust to the Town Council's decision not to make a financial contribution to the project at this stage.

The Town Clerk also reported that since the last meeting further investigation had been carried out which confirmed that the £3,000 previously given to the Trust in 2005 had not been in respect of the Miner's Statue project, but that "*the Council had requested that the money be ring fenced for the acquisition of the Legion annex project.*" (Letter dated 31 March 2005 from the Town Clerk to Mr Rees refers).

The Town Council reaffirmed its "in principle" support for the project and its willingness to consider requests for financial assistance provided that clear evidence could be provided that the project could be realised.

RESOLVED: That the Town Clerk be requested to send a further letter to the St Just & District Trust by way of further explanation regarding the use of the £3,000 grant.

(Action by : Elaine Baker)

TC.229 FINANCE

(a) Applications for Financial Assistance

The Town Council considered a report by the Town Clerk which gave details on two requests for financial assistance received from Penzance Citizens' Advice Bureau and Arthritis Research UK.

RESOLVED :

- (i) That grants be awarded to the following organisations:

Penzance Citizens' Advice Bureau	£100.00
Arthritis Research UK	£100.00

(Action by : Elaine Baker)

- (b) Accounts for Payment

RESOLVED: That the accounts to the value of £2,364.66 be approved for payment.

- (c) Letters of Thanks

The Town Clerk reported that a letter of thanks had been received from the Penzance Food Bank, Cornwall Air Ambulance and the Cornwall Blind Association in respect of the grants they had recently received.

TC.229 PLANNING

- (a) Pre-Application Advice

- (i) Plen Project

The Town Council gave its informal view on a redevelopment proposal in respect of the Plen Hut, located behind the Plen-an-Gwarry, which was presented by Councillor Stevens who had been approached by the Plen Project.

Councillor Stevens circulated indicative drawings for a proposed new building which would be of a sustainable construction similar to the new nursery building. It was hoped that the new facility would enable more productions to be held in the Plen, provide a multi-functional room for rent, installation of a new electricity supply to the Plen and flag poles.

Councillor Stevens asked if the Town Council would be happy to administer the new electrical supply, on a similar basis to the Market Square supply. The Town Council raised no objection "in principle" to this request.

Councillor Stevens was advised that the comments were the informal view of the Town Council, based on the information presented to the meeting, and would not form part of its formal response which would only be provided as part of the formal planning consultation process. On the information that had been presented to the meeting, the Town Council commented that it was unlikely to raise an objection to a formal application.

It was also suggested that in an attempt to reduce the planning fee that the application be submitted in the name of the Town Council. Councillor Stevens agreed to advise the Plenary Project of the offer.

(b) Applications

**PA11/10318** Replacement windows and doors in uPVC at Creek Barn, Tregeseal, St Just. Applicant Miss A Green. **(T Cl no objection)**

**PA11/10836** Installation of 50kW wind turbine, associated access and works at Leswidden Concrete Products, Leswidden, St Just. Applicant Mr J Maule c/o TGC Renewables Ltd. **(T Cl strongly support)**

**PA11/10919** Installation of a modular cabinet at land adjacent to Cornerside, Botallack, St Just. Applicant Openreach. **(T Cl support)**

(c) Decisions

**PA11/08543** Demolition of existing storage shed and replacement with two offices and meeting room with a kitchenette and W.C (revised scheme of PA11/01727) at Higher Keigwin Farm, Pendeen. Applicants: Mr. & Mrs. Guy. **Approval** (T. Cl. Support).

**PA11/09183** Certificate of lawful development in respect of existing use of The Chalet as a separate dwelling house at The Chalet adjacent to The Count House, Balleswidden, St. Just. Applicant: Mrs. Hilary Spenceley. **Approval** (T. Cl. Support).

**PA11/09207** Certificate of lawful development in respect of existing use of The Cabin as a separate dwelling house at The Cabin adjacent to The Count House, Balleswidden, St. Just. Applicant: Mrs. Hilary Spenceley. **Approval** (T. Cl. Support).

**PA11/09555** Installation of B.T. green metal modular cabinet opposite 18 Nancherrow, St. Just. Applicant: Mrs. V. Hurlstone. **Prior Approval not required** (T. Cl. No Objection).

**PA11/09022** Removal of Condition 3 attached to W1/02/P/0191/F dated 17<sup>th</sup> May, 2002 (holiday use) at Bluebell and Clover Cottages, 6, Tregeseal Hill, Tregeseal, St. Just. Applicant: Mr. J. Harvey. **Approval** (T. Cl. Support).

**PA11/08224** Erection of extension at 18, Talveneth, Pendeen. Applicant: Miss M. Olds. **Approval** (T. Cl. No Objection).

**PA11/08954** Erection of replacement outbuilding (amended design PA11/03534) at 1, Botallack, St. Just. Applicant: Ms. L. Birbeck. **Approval** (T. Cl. Support but restricting use of outbuilding to 1, Botallack).

**PA11/09404** Felling of one sycamore and coppicing of one goat willow at Daisy Cottage, Cot Valley, St. Just. Applicant: Mr. Mark Nankervis. **Approval** (T. Cl. No Objection).



**PA11/09431** Construction of extension to side to provide self-contained annexe at Roslyn, 20, Carrallack Terrace, St. Just. Applicant: Mr. C. Fanelli. **Approval** (T. Cl. No Objection).

**PA11/08664** Erection of a three bedroomed dwelling at land adj. To 12 Portherras Villas, Pendeen. Applicant Mr O Hawes. **Approval** (T Cl strongly supported and considered that car parking should be adequately provided on site.)

**PA11/10061** Removal of outbuildings and construction of extension at Springs Cottage, Penzance Road, Pendeen. Applicant Ms A Slattery. **Approval** (T Cl no objection).

**PA11/07427** Erection of first floor extension at Chy an Gof, Pendeen. Applicant Mrs K Legg. **Approval** (T Cl No objection).

(d) Enforcement

Land at Higher Bojewyan Pendeen. Alleged fly tipping, using premises as a business, siting of a stationery caravan, erection of a structure – (T Cl noted).

(e) Planning Training

The Town Council received a letter from Cornwall Council's Planning & Regeneration Service regarding arrangements for its local council seminar and workshop programme 2011 / 2012. It was agreed that if any Councillors had comments on the proposed programme they would be submitted to the Town Clerk.

TC.230 INFORMATION ITEMS

The Town Council was advised that the AGM of the Allotment & Growers' Association was to be held at 6.30 p.m. on Monday 20 February 2012 at Age Concern, Fore Street, St Just and not 6 February as previously notified.

The Town Mayor reported that Cornwall Council was seeking expressions of interest from local councils to be represented on focus group established to review the local council planning protocol.

It was agreed that Councillor N McFadden's name would be put forward for nomination to the Focus Group.

(Action by : Elaine Baker)

TC.231 MATTERS FOR REPORT

Councillor Ms Angove advised the Town Council that she had been invited to participate in a Planning Peer Challenge Evening on 7 February 2012 which she was now unable to attend. Anyone interested in attending should contact Councillor Ms. Angove.

TC.232 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.233 STAFFING ISSUES

Some members of the Town Council discussed a confidential employment issue.

Meeting closed at 9.00 p.m.

Town Mayor