

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 24 October 2011 at 7.15 p.m.

PRESENT

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

COUNCILLORS

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

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Councillor Chris Goninan – Cornwall Council
Mrs J Smith – Representation to the Town Council in respect of planning application PA11 / 08031

PUBLIC PARTICIPATION

None.

APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Nicholls.

TC.136 DECLARATIONS OF INTERESTS

Councillor James declared a personal interest in minute no. TC.142/11 (Affordable Homes) as Chairman of the Lands End Peninsula Community Land Trust.

TC.137 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 10 October 2011 be approved as a correct record and signed by the Town Mayor.

TC.138 CORNWALL ASSOCIATION OF LOCAL COUNCILS (CALC) BENCHMARKING GUIDE

This item was deferred until a further meeting.

TC.139 e-PLANNING

Max Varnell, Cornwall Council's Planning & Regeneration Service gave a presentation on its new on-line planning service, which enabled local councils to access planning

applications via the internet.

A recent survey carried out by Cornwall Council had found that town and parish councils were reluctant to use the service because of a lack of IT equipment to enable applications to be electronically displayed at meetings. To address this problem Cornwall Council was looking at developing an IT Policy whereby redundant IT equipment was offered to local councils.

Some Town Councillors commented that they would prefer to continue to receive a hard copy of applications and felt that viewing application “on-line” could potentially slow down the process.

However, one of the benefits of the system was that registered councils would receive an electronically generated list of the applications within the parish via email. It was **AGREED** that this would be beneficial to Town Councillors and that an account for the Town Council be set up.

The Town Council would also continue to receive hard copies of all planning applications.

(Action by : Elaine Baker)

TC.140 CONSULTATION ON PROPOSED CHANGES TO THE PRE-APPLICATION SERVICE

The Town Council was advised that Cornwall Council was seeking its views on the content of the new pre-Planning and Building Control service.

Having reviewed the draft document it was agreed that Cornwall Council be informed that whilst the Town Council had no major issues with the process as outlined in the document it was concerned about the proposed level of charges which it felt were prohibitive and a disincentive to potential applicants. The Town Council also felt that it could lead to individuals going ahead without seeking planning permission.

(Action by : Elaine Baker)

TC.141 PLANNING FORUM – NEIGHBOURHOOD PLANNING PROCESS – GUIDANCE FOR LOCAL COUNCILS

Councillor Angove reported on the Planning Forum she had attended on 3 October which dealt with the issue of the new Neighbourhood Planning Process, which formed part of the new Localism Bill which was due to receive Royal Assent by the end of the year.

The new planning process would provide local councils with a number of new challenges and she felt that it was important that the Town Council became conversant with the detail of the new Act and actively engaged in the process.

A further training session on the Localism Bill was being arranged by Cornwall Council's Planning & Regeneration Service and Councillor Angove suggested that it was important that the Town Council was represented.

Neighbourhood Plans were a key element of the new Localism Bill potentially building on the work undertaken as part of the St Just MCTi project.

The Town Council noted the current position.

TC.142 ALLOCATION POLICY FOR AFFORDABLE HOMES

The Town Council received a copy of the proposed Allocations Policy for affordable homes which had been prepared by the Lands End Peninsula Community Land Trust (CLT).

The Town Council made a number of comments in relation to the exclusion seasonal employment, use of “key worker” term and length of residency. Councillor James agreed to review the wording as she accepted that some wording may be misleading and that in relation to “seasonal employment” the intention was to exclude those who worked for less than 12 weeks per year. The Town Council was concerned that the policy gave greatest priority to those people with longest family ties to the local area.

Councillor James agreed to investigate the wording of other CLT Allocation Policies within the county and to take on board the comments made by the Town Council.

TC.143 CORNWALL & WEST DEVON MINING LANDSCAPE (CORNISH MINING) WORLD HERITAGE SITE – GOVERNANCE ARRANGEMENTS

The Town Council considered the nomination of one of its Town Councillors to the new Cornish Mining Consultative Forum.

RESOLVED: That Councillor McClary is nominated as the Town Council’s representative on this body, and that it be an approved duty for the payment of expenses.

(Action by : Elaine Baker)

TC.144 PENDEEN CEMETERY

The Town Clerk advised the Town Council of the advice that she had received from Cornwall Council regarding the provision of a new cemetery in Pendeen.

If the Town Council wished to provide a new Council cemetery then the funding would have to be provided from within its own precept. No funding would be available from Cornwall Council. Despite the offer of land it was likely that a significant capital investment would be required as the Town Council was not currently the burial authority.

The Town Council was advised that Saltash Parish Council had recently provided a new burial ground which had cost in the region of £300,000.

The Town Council considered the request and

RESOLVED: That Mr North and the Parochial Church Council be advised that regretfully due to the financial pressures currently facing the Town Council it was unable to help with the provision of a new Council maintained cemetery in Pendeen at this time.

(Action by : Elaine Baker)

TC.145 GEWS FARM

Councillor K McFadden gave an update on the progress being made in respect of the delivery of affordable homes at Gews Farm, St Just.

The Town Council was advised that discussions with Devon & Cornwall Housing Association had failed and that Councillor McFadden was now in negotiation with Sanctuary Housing regarding the development of affordable homes at Gews Farm.

A one day event was being planned to be held on 8 December 2011 at the Commercial Hotel when further details on the proposal would be presented to the local community, with a view to a planning application being submitted to Cornwall Council in February 2012, with building works anticipated to start in May / June 2012.

The proposal was for 30 houses for rent, with the provision to buy. Further information would be presented to the Town Council in due course.

The Town Council welcomed the progress that was being made towards the delivery of much needed affordable homes in St Just.

TC.146 Environment & Tourism Committee

The Town Council received the minutes of the meeting of the Environment & Tourism Committee held on 3 October 2011 and considered the recommendations contained therein.

RESOLVED

1. That the remaining £1,461.60 in the LMP budget 2011 / 2012 for silver paths be used to carry out a third cut on the gold paths requiring two cuts, and
2. That clearance of some of the silver path network (such as No Go By) is approved. Footpaths to be agreed between the Town Clerk and the contractor, with costs to be kept within the Town Council's agreed budget provision for 2011 /2012.

(Action by : Elaine Baker)

TC.147 FINANCE

(a) Applications for Financial Assistance

The Town Council was advised of a request for financial assistance from the Penzance Food Bank, which was a charitable organisation supported by Churches Together in the Penzance area and which provided food free of charge to people with financial and emotional difficulties.

The Town Clerk sought the Town Council's view on how to deal with the speculative requests which were coming in from a variety of organisations seeking financial support due to the current economic climate.

The Town Clerk also advised the Town Council that the Internal Audit Committee had approved a recommendation to the full Council for a new grant application process to be considered at its next meeting. The proposed new process would require organisations to fill out a brief application form to include an explanation as to the purpose of the grant which would assist the Town Council in its consideration of the request.

It was **AGREED** that the requests for financial assistance be deferred until the Town Council considered the new grant application process.

(Action by : Elaine Baker)

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £3,807.04 be approved for payment.

(c) Letters of Thanks

None received.

TC.148 PLANNING

(a) Applications

PA11/07713 Construction of heliport including improved vehicular access point on Station Approach/Treloweth Lane, car parking areas, terminal building, hanger, fuel installations and 1 helipad on land adjacent to Station Approach/Treloweth Road, St. Erth for British International Helicopters Ltd. **(T. Cl. No Objection but supported Route B as the flight path would have less impact on the Parish of St. Just).**

Mrs Smith outlined her objections to the following planning application which included impact on an adjoining listed building, unacceptable height of the proposed extension, affect on the conservation area and impact on an historical wall.

PA11/08031 Erection of a garage/store with artist studio above at Tor Barn, Higher Bojewyan, Pendeen for Mr. D. Adams. Mrs J Smith an adjoining neighbour attended the meeting and made a representation to the Town Council in objection to the proposed development.

(T. Cl. Strongly objects on the following grounds:

- 1. The proposed use of the boundary wall of Higher Bojewyan Farm House is unacceptable as it falls within the curtilage of a listed Building and the proposed development would be detrimental to the existing character and visual appearance of the conservation area;**
- 2. The boundary wall has significant historical importance and was constructed at the same time as the main house. It is constructed of formed local granite which cannot be matched and the proposed**

development would adversely affect the character of the adjoining listed building;

- 3. The proposed two storey extension to Tor Barn is not in keeping with the other buildings and would undermine the integrity of the original barn building. The proposed ridge height of the extension would be significantly higher than that of No. 3 Higher Bojewyan;**
- 4. From an historical perspective, the barn was originally used as the Milking Parlour to Bojewyan Farmhouse and therefore it is the Town Council's view that Tor Barn does lie within the curtilage of an existing listed building; and**
- 5. If the decision is to approve the application as set out in the Planning Officer's comments then the Town Council formally requests that the application is "called in" for determination by the Planning Committee due to its historical importance).**

(b) Decisions

PA11/05010 Replacement of single window with two windows at 8, Trewellard Road, Trewellard, Pendeen for Mr. & Mrs T. Westfoot. **Approval** (T. Cl. Support).

PA11/05901 Site improvements for 16 hardstandings, a new service area, site access and egress barriers, the upgrade and extension of the internal access road and an extension to the opening season at The Camping and Caravan Club, Higher Tregiffian Farm, Tregiffian, St. Buryan for The Camping and Caravanning Club. **Approval** (T. Cl. No Objection).

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

PA11/06728 Erection of a wind turbine (amendment to PA11/00787) at Cryor Farm, Newbridge for Mr. David Lenaghan. **Approval** (T. Cl. Support).

(c) Enforcement

Alleged unauthorised placement of 3ft bollard to prevent parking at 3, Bosorne Road (land East Side) St. Just.

(d) The Localism Bill

The Town Council considered the attendance of Town Councillors at the planning training on the new Localism Bill to be held on 13 December 2011. Councillors Ms Angove, McClary and N McFadden expressed an interest in attending.

It was AGREED that the Town Clerk would confirm the arrangements.

(Action by : Elaine Baker)

TC.149 INFORMATION ITEMS

Remembrance Sunday

Town Councillors were reminded that the annual Remembrance Sunday parade would be held on 13 November 2011.

Engagement with Devon & Cornwall Police

The Town Council noted the contents of the letter dated 5 October 2011 regarding new ways of engaging with local communities.

TC.150 MATTERS FOR REPORT

Feast

Councillor N McFadden reported that he had organised the traffic barriers for St Just Feast.

Councillor McFadden reported that the proposed Clay Pigeon Shoot was to go ahead as planned and that the event organisers would be seeking financial assistance from the Town Council. The Town Clerk advised that a formal request in writing needed to be submitted to be presented to the Town Council for consideration.

PACT

Councillor Ms Angove reported that a new local community action group was being established to replace the PACT meeting and the need for Town Council representation on the group. The Deputy Mayor reported that she was aware of the proposal and that the Community Network had been advised that a formal request would need to be made to the Town Council.

Cornwall Conversations

The Mayor reported that two places had been booked at the next Cornwall Conversations event to be held at County Hall, Truro on 14 November 2011 which would focus on Cornwall Council's budget proposals. Any Councillor wishing to attend to notify the Town Clerk.

St Just Sport Hall

Councillor Stevens reported that an "Open Day" at St Just Sports Hall was to be held on Saturday 29 October 2011 to mark its 10th anniversary.

Meeting closed at 9.15 p.m.

Town Mayor