

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 16 November 2015 at 7.15 p.m.

PRESENT

Councillor K. McFadden – Town Mayor
Councillor Mrs F Cock – Deputy Town Mayor

COUNCILLORS

| | |
|-----------------------------------|--------------|
| Mrs M Blundy | F Morris |
| B Clemens | D Roberts |
| N McFadden | G Roberts |
| T McFadden – arrived at 8.15 p.m. | Mrs G Salmon |
| Mrs G McQueen | D Stevens |

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Councillor Mrs. James – Cornwall Councillor
James Hardy – Community Link Officer, Cornwall Council
Kate Beckley – Bosavern Community Enterprise (BCE)
Rob Pickering – Bosavern Community Enterprise (BCE)
Crystal Wakefield – Local resident

Minutes Silence

The Town Council observed a minutes silence as a mark of respect for the casualties of the terrorist attack in Paris on 13 November 2015.

TC182 PUBLIC ADDRESS AT COUNCIL MEETINGS

None.

TC.183 APOLOGIES FOR ABSENCE

There were no apologies for absence.

TC.184 DECLARATIONS OF INTERESTS

The Deputy Mayor declared a non-registerable interest in minute no. TC 191/15(a) (Financial Assistance) as she was related to the contractor and agreed to withdraw from the meeting for consideration of the grant application.

Cllr Mrs McQueen declared a non-registerable interest in minute no TC. 192/15(a) (Applications) in respect of PA15/09837 as she was related to a member of the Board of Directors and agreed to withdraw from the meeting for consideration of the application.

Cllr Stevens declared a non-registerable interest in minute no. TC. 192/15(a) (Applications) in respect of PA15/09837 as members of BCE were personally known to him and he agreed to withdraw from the meeting for consideration of the application.

TC.185 DISPENSATIONS

There were no dispensations granted.

TC.186 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 3 November 2015 be approved as an accurate record and signed by the Town Mayor.

TC.187 MATTERS ARISING

The Town Clerk reported that in respect of planning application PA15/09639, 13 Carn View Terrace, Pendeen the agent / applicant had agreed to revise the application to use granite in lieu of proposed render, and therefore the Town Council's objection had been removed.

Cllr Mrs Blundy advised the Council that Dementia Awareness training was to take place on 20 and 26 November followed by a presentation on 8 December 2015 and that all were welcome to attend.

The Town Clerk confirmed that officers from Cornwall Council would be attending the next meeting on 30 November 2015 to give a presentation on the Helston & Lizard Works Project which had been requested at the last meeting.

TC.188 NEIGHBOURHOOD PLANNING

James Hardy, Community Link Officer attended the meeting to outline to the Council the process, timescale and potential funding for the development of a neighbourhood plan.

Mr Hardy outlined the Government's perspective in the light of the development of the new Cornwall Local Plan and the need for additional housing within the county. Legislation had significantly changed in that there was considerably less local detail within the new county wide plan, and Central Government had given more power at a local level to enable local councils to look at, and shape development through the development of neighbourhood plans (NP).

The Council was advised that NPs enabled local communities to determine the type of future development through the development of its own planning policies and priorities. The NP had to be permissive and supported by evidence of community engagement in the process. The development of a plan could take between 2/3 years, followed by a community referendum which needed a majority vote from the local community to enable it go forward through the legislative process. An NP must not conflict with the National Planning Framework, and must not propose less development within its area than that set out in the strategic plan.

The Localism Act had given the power to town and parish councils as the qualifying bodies to lead the process. The first step in the process was to obtain the community's views which would assist in the formulation of the Plan. The draft NP would also be subjected to independent inspection, similar to the local plan process, and the policies contained in the NP must be evidence based.

In response to questions from the Town Council, Mr Hardy confirmed that a basic NP could cost in the region of £10 - £20,000. Cornwall Council would meet referendum and public examination costs and provide dedicated officer support. Grants of up to £8,000 were also available from Central Government.

A formal Council resolution was required to commence the process.

The Council thanked Mr Hardy for attending the meeting and providing the detailed explanation of the process.

TC.189 COMMUNITY HEALTH SERVICES IN CORNWALL

The Town Clerk advised the Council that consideration of the Notice of Motion from Cllr Olivier was not in accordance with the Council's Standing Orders and that it should not have been brought to the meeting in its present form. It was AGREED that consideration be given to amending the wording of the motion and that it be brought back to the next meeting.

TC.190 PAPERLESS PLANNING

Councillor Stevens proposed that the £700.00 grant received from Cornwall Council, to assist the transition to paperless planning be used to purchase an additional pc / laptop with a large screen to enable councillors to view planning applications online within the Council Offices.

RESOLVED: That authority is delegated to the Town Clerk, in consultation with Cllr Stevens to purchase an additional PC / laptop and screen as set out above.

(Action by : Elaine Baker / Dave Stevens)

TC.191 FINANCE

In accordance with the disclosure of her interest the Deputy Mayor withdrew from the meeting for consideration of the following item.

(a) Financial Assistance

The Town Council considered a request for grant funding from St Just Parish Church for replacement floodlights.

RESOLVED: That a grant of £720.00 is awarded to St Just Parish Church towards the costs of installing new floodlighting at the church.

(Action by : Elaine Baker)

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £4,850.42 be approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

There were no letters of thanks.

TC.192 PLANNING

(a) Applications

PA15/09528 Change of use from craft shop space to one bedroom studio cottage including replacement windows, doors and gates and lime render exterior walls at Pendeen Crafts, St. John's Terrace, Pendeen. Applicant: Mr. Mark Callaghan. **(T. Cl. No Objection).**

PA15/09743 Proposed two storey rear extension and internal alterations at 22, Chapel Street, St. Just. Applicant: Mr. S. Williams. **(T. Cl. No Objection).**

In accordance with the disclosure of their interest Cllr Mrs McQueen and Cllr Stevens withdrew from the meeting for consideration of the following item.

PA15/09837 Construction of a 4kw solar pv array, associated works and new farm entrance at Bosavern Community Farm, B.3306 Bosavern, St. Just. Applicant: Mr. Robert Pickering, Bosavern Community Enterprises Ltd. **(T. Cl. Strong Objection - "Whilst the Town Council supports the principle for sustainable energy it maintains its strong objection to this application on the grounds of unacceptable precedent within the AONB, visual impact within a WHS environment & concern at the location of proposed new access in terms of inadequate visibility splays".)**

PA15/05161 Construction of three dwellings on land at St. John's Terrace, Pendeen. Applicant: Stone Cross Developments Ltd. **(T. Cl. Support).**

PA15/10292 Demolition of out buildings and construction of a single storey extension to provide annexed living accommodation at 7, Cape Terrace, Cape Cornwall Street, St. Just. Applicant: Mrs. E.A. Hill. **(T. Cl. No Objection).**

(b) Decisions

PA15/07829 Various tree works at Penrose, 1, Nancherrow, St. Just. Applicant: Mr. A. Holman. **Approval** (T. Cl. No Objection).

PA15/07603 Demolition of existing garden shed, retention of existing carpentry studio and alterations to form ancillary accommodation to the main dwelling at 1, Tregeseal Terrace, Tregeseal, St. Just. Applicants: Mr. and Mrs. B. Yarwood. **Approval** (T. Cl. No Objection).

TC.193 MATTERS FOR REPORT

Cllr Morris commented on the disappointing councillor attendance at the recent Remembrance Sunday services.

Cllr Mrs Salmon commented that she had been approached by the owner of a property which abutted land adjacent to the former mortuary in St Just regarding the poor condition of the footpath. As the footpath was not part of the highway or the definitive footpath network it was suggested that land registry be contacted to ascertain land ownership.

Cllr Clemens also commented on the Remembrance Services and the success of Pendeen Silver Band at the recent national championships.

Cllr Mrs Blundy expressed her delight at the interest being shown locally in the Dementia Friendly Community Alliance project.

TC.194 INFORMATION ITEMS

There were no information items.

TC.195 EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED – that under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960, 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.

TC.196 CAPITAL PROJECTS PRIORITISATION

James Hardy, Community Link Officer assisted the Council in its prioritisation of capital projects which would form part of the development of future devolution business cases to Cornwall Council.

Meeting closed at 8.40 p.m.

Town Mayor