

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 12 December 2016 at 7.15 p.m.

PRESENT

Cllr K McFadden - Town Mayor
Cllr D Stevens - Deputy Town Mayor

COUNCILLORS

Mrs M Blundy	Mrs G McQueen
B Clemens	F Morris
Mrs Cock	D Roberts
T McFadden	G Roberts
	Mrs G Salmon

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Sharon Olds – Local resident

TC.193 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr N McFadden and Cllr Mrs James.

TC.194 DECLARATIONS OF INTERESTS

The Town Mayor and T McFadden declared a non-registerable interest in minute no. TC.200/16 (Applications) in respect of planning application PA16/09222 as the applicant and related to the applicant and agreed to withdraw from the meeting for consideration of the application.

The Town Mayor and T McFadden also declared a non-registerable interest in minute no. TC.199/16 (Accounts for Payment) as they were related to a payee on the schedule and agreed to withdraw from the meeting for consideration of the application.

Cllr G Roberts declared a non-registerable interest in minute no. TC.200/16 (Applications) in respect of planning application PA16/09475 as a tenant on the site.

TC.195 DISPENSATIONS

There were no dispensations granted.

TC.196 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 28 November 2016 be approved as an accurate record and signed by the Town Mayor.

TC.197 MATTERS ARISING

On minute TC.183/16 (Local Council Pre-Application Protocol), The Town Clerk reported that she had received a response from Sarah Mason, Executive Officer, CALC which had confirmed that the protocol aimed to set a standard for dealing with pre-applications and that there was no limit to the scale of development; although a local council could set its own minimum threshold for engagement.

In response a further question from Cllr Mrs Blundy, the Town Mayor reported that he had, not as yet, approached Mr Woolcock about the repositioning of the defibrillator on the Commercial Hotel. The Town Clerk also reported that the external defibrillator had been temporarily decommissioned due to the ingress of moisture which could affect the equipment and that the Ambulance Service had been notified.

TC.198 COUNCIL BUDGET & PRECEPT 2016 / 2017

The Town Clerk, assisted by the Deputy Mayor presented a report which gave details on a proposed budget and level of precept for 2017 / 2018 (copy appended to the signed minutes).

The report outlined the challenges facing the Town Council in the light of further budget cuts by Cornwall Council and continuing discussions on the further devolution of services, such as future management options for the library in St Just, open play spaces, car parks and public conveniences.

The Town Council was advised that as in the previous two years, the Town Council would receive Council Tax Support Grant in addition to the precept demand, and therefore the Town Council would be reducing its precept demand by the amount of grant it received. On advice from Cornwall Council the level of grant in 2017 / 2018 would be £9,376.69 a reduction on last year's figure.

It was also likely that there would be further reductions to Cornwall Council's Environment Service and this had been recognised in the proposed increase in the financial provision for Public Amenity as the completion of the transfer of title for Pendeen Playing Field to the Town Council was now likely to be completed in the early part of 2017.

The Town Council was also presented with figures on the freehold valuation of the current building, together with various leasehold options in view of the fact that the Council's current lease expired in September 2017. The Town Council also received details on the valuation of the Lafrowda Car Park, which would include the recycling facility, street lighting and bus shelter and stops, together with a transfer of the public toilets which were located in the car parks.

The valuations were as follows: -

- Council Offices – freehold valuation £165,000
- Council Offices – Leasehold) whole building) £14,000. £6 - 7,000 for the existing ground floor area.
- Lafrowda Car Park - £100,000

The report set out the assumptions made in respect of each of the proposed financial allocations to assist the Town Council in reaching its decision on next year's budget and these were unanimously approved by the Town Council.

RESOLVED: -That

- (a) the proposed budget for the financial year 2017 / 2018 of £154,200 is approved and that a precept request of £138,823 is made to Cornwall Council by 31 December 2016; and
- (b) £20,000 be transferred to the "Capital Asset Reserve" and that the remainder £9,091 be allocated to the "Free Reserve"; and
- (c) the Town Mayor, Deputy Town Mayor and Town Clerk be authorised to represent the Town Council in further discussions with Cornwall Council on the freehold options in respect of the Council building, car parks and public conveniences and to report back to the full Council.

(Action by: Elaine Baker)

TC.199 FINANCE

(a) Financial Assistance

The Town Council considered a report by the Town Council which set out a request for financial assistance from Pendeen Gig Club towards the cost of new lifejackets.

RESOLVED: -That a grant award of £650.00 be approved.

(Action by: Elaine Baker)

(b) Accounts for Payment

In accordance with their disclosure of interest the Town Mayor and T McFadden withdrew from the meeting for consideration of the following item.

In the absence of the Town Mayor the Deputy Town Mayor took the chair.

RESOLVED: That the accounts to the value of £9,980.63 be approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

The Town Clerk reported the receipt of a letter of thanks from the St Just & District Trust for the help and support which the Town Council had given in connection with the Miners' Statue which had been unveiled recently.

TC.200 PLANNING

(a) Applications

PA16/07841 Proposal to build a wooden summerhouse in the field N.E. of Chace End, No Go By Hill, St. Just. Applicant: Mr. Adam Miller. **(T CI agreed with the Planning Officer recommendation – objection development in the countryside)**

In accordance with their disclosure of interest the Town Mayor and T McFadden withdrew from the meeting for consideration of the following application.

In the absence of the Town Mayor the Deputy Mayor took the Chair.

PA16/09222 Certificate of Lawfulness existing use: to confirm the commencement of works in relation to previously approved agricultural building (W1/06/0787) on land S.E. of Gews Farm, Bethany Place, St. Just. Applicant: Mr. Kevin McFadden. **(T CI No comment)**

PA16/09475 Change of use of agricultural land to siting of containers and associated works on Storage Site, South Bosvargus Farm, St. Just. Applicant: Mr. Wills, West Cornwall Removals. **(Deferred to the next meeting pending receipt of Planning Officer comments).**

PA16/09627 Retrospective application for use of land for stationing of a residential caravan at Westwinds Canine Centre, for the 24-hour care and supervision of animals at Westwinds, Little Brea Vein, B.3306 between road junction south of Lands End Airport and Crippas Hill, Kelynack. Applicant: Ms. S. Brown. **(Deferred to the next meeting pending receipt of Planning Officer comments).**

PA16/10587 Demolition of existing modern conservatory, construction of new extension near demolished conservatory, renovations and replacement doors and windows. Hanging slate cladding to portions of external walls on 7 Access track to Chy an Well, Lower Boscawell, Pendeen. Applicants: Mr. and Mrs. Kevin and Janine Baker. **(T CI No objection)**

PA16/10620 Single storey flat roof extension with terrace to back of property at 10, Boscawell Terrace, Pendeen. Applicants: Mr. and Mrs. Barnett. **(T CI Agreed with the Planning Officer comments – concern at overlooking from the terrace)**

PA16/10985 Erection of dwelling on land south of Boscean Country House, St. Just. Applicants: Mr. and Mrs. Tom and Maya Conway. **(Deferred to the next meeting pending receipt of Planning Officer comments following site visit).**

PA16/11201 Proposed dining room extension and 2-bedroom extension at Penhaven, Boscaswell Road, Lower Boscaswell, Pendeen. Applicant: Mr. N. Rixon. **(T Cl No objection).**

PA16/10718 Cladding to the side exterior wall of the surgery at Cape Cornwall Surgery, Market Street, St. Just. Applicant: Mr. Ian Cary. **(T Cl No objection-would prefer to see cedar cladding).**

PA16/11300 Demolition of existing garage and replacement with a new garage with extensions to the rear of the house at Carrallack Villa, Carrallack Lane, St Just. **(T Cl No objection).**

(b) Decisions

PA16/08820 Telecommunications prior notification for the removal of 1 No. existing 0.3m dish and 5 No. existing antennas and the installation of 2 No. 0.3m dishes and 3 No. antennas at Arqiva Services Ltd. Communications Mast 141612 Carn Bean, Trewellard Hill, Trewellard, Pendeen. Applicant: CITL. **Prior approval not required.** (T. Cl. No Objection).

PA16/08832 Conversion of dwelling to two flats at Santandria, Bosorne Street, St. Just. Applicant: Mr. G.P. Allnut. **Approval** (T. Cl. Support).

PA16/09282 Change of use from a 1-Bed dwelling house to an office B1(a) (No changes to the building itself, externally or internally) at Cobblers Cottage, 1, Boswedden Road, St. Just. Applicant: Mr. Matthew Coak. **Approval** (T. Cl. No Objection).

PA16/08568 Installation of a CCTV camera on a 1.5 metre tower on the headland of Cape Cornwall at National Coast Watch Station, Cape Cornwall, St. Just. Applicant: Pauline Van der Hoff. **Approval** (T. Cl. Strong Support).

PA16/09343 Variation of Condition 6 in relation to Application Reference Number: PA14/03835 dated 29/04/2015: Height of boundary wall on land off Leat Road, Pendeen. Applicant: Mr. L. Penaluna. **Approval** (T. Cl. No Objection).

PA16/09392 Demolition of existing bungalow and construction of two dwellings and associated works, including solar panels on front roof slope. Revised scheme of PA16/01402 at The Bungalow, B.3306 between St. Ives Road and St. John's Terrace, Boscaswell Downs, Pendeen. Applicant: Mr. C. Morris. **Approval** (T. Cl. No Objection).

PA16/09945 Erection of a two-storey extension at 11, Lower Boscaswell Parc, Pendeen. Applicants: Mr. and Mrs. M. Squires. **Approval** (T. Cl. No Objection).

TC.201 MATTERS FOR REPORT

The Town Clerk drew the Council's attention to a letter which had been received from Camborne Town Council regarding Cornwall Council's decision in respect of the freehold transfer of Camborne Recreation Ground in its entirety to the Town Council.

Cllr G Roberts reported that the installation of the new bridge at Tregeseal had been completed.

Cllr Mrs Blundy reported that she had attended Arthur Matthews funeral on 3 December 2016.

Cllr D Roberts commented on the Christmas Trees. Cllr Roberts also reported that lorries were dumping top soil on land adjacent to Roselands Caravan Park.

Cllr Mrs Cock reported that she had been approached about a plaque being erected to mark this year's success by St Just in Bloom in the SW in Bloom Competition. It was AGREED that the Town Clerk approach Chris Goninan on this issue.

(Action by: Elaine Baker)

TC.202 INFORMATION ITEMS

None received.

Meeting closed at 8.30 p.m.

Town Mayor