

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 14 November 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 F Cock	D Roberts
N McFadden	G Roberts
T McFadden	Mrs G Salmon

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Cllr Mrs S James – Cornwall Council
Ed McFadden – PA16/09520

TC.160 APOLOGIES FOR ABSENCE

There were no apologies for absence.

TC.161 DECLARATIONS OF INTERESTS

The Town Mayor, N McFadden and Cllr T McFadden declared a non-registerable interest in minute no. TC.171(a) /16 (Applications) in respect of PA16/09520 as the applicant and related to the applicant and agreed to withdraw from the meeting for consideration of the application.

Cllr Clemens declared a non-registerable interest in minute no. TC.171(a)/16 (Applications) in respect of PA16/10116 as the applicant was a family friend and he agreed to withdraw from the meeting for consideration of the application.

TC.162 DISPENSATIONS

There were no dispensations granted.

TC.163 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 1 November 2016 be approved as an accurate record and signed by the Town Mayor.

TC.164 MATTERS ARISING

Referring to minute no. TC.155(a)/16(Applications), particularly PA16/07585, the Town Clerk advised the Council that she had written to Cornwall Council's Planning Service regarding the decision in respect of the garage at East Levant Engine House and that she had been advised that applications were considered taking into account a number of factors and not just impact on the World Heritage Mining Site; a copy of the Planning Officer's report in connection with the approval was also tabled for information. The Town Clerk also reported that the request for a planning officer and officer from the World Heritage Mining Site had also been declined. However, the Town Clerk confirmed that she had advised Mark Broomhead that the issue of inconsistency in respect of planning decisions would likely be raised at the planning training on 10 November.

Cllr Cock confirmed that she had raised the issue at the Planning Training on 10 November and confirmed that she had been advised that planning officers had to take a broad and balanced view when dealing with applications as a number of factors had to be taken into consideration when determining planning applications. Objections to planning applications had to be specific because in the event an application went to appeal the reasons for refusal would need to be robust to withhold legal challenge.

Cllr Mrs Blundy asked for an update on the position with the relocation of the defibrillator. The Town Mayor commented that he had not yet spoken to Paul Woolcock but assured the Council that he would do so in the next few days.

(Action by: Town Mayor)

TC.165 PREMISES AT CHAPEL STREET, ST JUST

The Town Clerk referred to the email received from Helen Fossey, Cornwall Council, regarding the Council's current lease and the decision taken to stop, with immediate effect, all annual compliance checks because as the lease was a full-repairing lease responsibility lay with the tenant.

The Town Clerk reminded the Council that the ground floor of the premises was shared with another company and therefore the cost of compliance checks should be shared between the two businesses. Also there were outstanding issues regarding maintenance of the building.

RESOLVED That the Town Clerk is authorised to respond to the email on the Council's behalf setting out the Town Council's position and to report back to the Town Council at a future meeting.

(Action by: Elaine Baker)

TC.166 SERVICE LEVEL AGREEMENT (SLA) REVIEWS WITH TOWN AND PARISH COUNCILS

The Town Clerk advised the Council on the details of a review being undertaken by Cornwall Council regarding SLA's and specifically the Local Management Partnership (LMP) for footpaths and maintenance of closed churchyards in advance of April 2017.

The Town Clerk also advised that the Council was already maintaining the closed churchyard in St Just for which it received a small grant from Cormac Solutions Ltd.

RESOLVED: That the Town Clerk be authorised to respond to the review on behalf of the Town Council.

(Action by: Elaine Baker)

TC.167 CORNWALL MINERALS SAFEGUARDING DEVELOPMENT PLAN DOCUMENT (DPD) PRE-SUBMISSION CONSULTATION (NOVEMBER 2016)

The Town Council received information on the current pre-submission consultation of the Cornwall Minerals Safeguarding Development Plan Document and considered whether it wished to make a formal response.

RESOLVED: That no comment on the pre-submission document be made by this Council.

TC.168 PROPOSALS FOR ON-STREET PAY AND DISPLAY PARKING AND RESIDENTS' PARKING ZONES

The Town Council considered its formal response to the current consultation being undertaken by Cornwall Council on proposals for on-street pay and display parking and residents' parking in various towns across the county, including Penzance.

RESOLVED: Town Councillors to respond to the consultation on an individual basis if they so wish.

TC.169 PARLIAMENTARY BOUNDARY REVIEW 2018 – INITIAL PROPOSALS FROM THE BOUNDARY COMMISSION

The Town Council considered its formal response to the initial proposals published by the Boundary Commission for England as part of the parliamentary boundary review 2018.

RESOLVED: Town Councillors to respond to the consultation on an individual basis if they so wish.

TC.170 FINANCE

(a) Financial Assistance

The Town Council considered a report by the Town Clerk which set out a request for financial assistance from the St Just Community ABC Ltd towards the cost of new flooring on stairways and part of the upper floor, and the installation of a black out blind.

RESOLVED That a grant of £2,500.00 be awarded to the St Just Community ABC Ltd.

(Action by: Elaine Baker)

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £3,077.50 be approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

The Council received letters of thanks from Pendeen Parish Hall and the St Just Sports Centre following their recent grant awards.

TC.171 PLANNING

(a) Applications

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

PA16/09814 Certificate of lawfulness existing use: Use of building as a dwelling at The Puddle Chalet, New Road, Tregeseal, St. Just. Applicants: Mr. and Mrs. Salisbury. **(T CI No comment)**.

PA16/09928 Listed Building Consent for the installation of a glazed screen and door at The National Trust Count House Workshop, Botallack, St. Just. Applicant: The National Trust. **(T CI No objection)**.

In accordance with his disclosure of interest Cllr Clemens withdrew from the meeting for consideration of the following item.

PA16/10116 Proposed double garage/workshop at Carnyorth Villa, 20, Carnyorth Terrace, Carnyorth, St. Just. Applicant: Mr. T. Semmens. **(T CI Strong support. If Planning Officer is minded to refuse the application, the TC requests that the application is "called-in" by the local member for determination by the Area Planning Committee. Cllr Morris to represent the TC at the planning committee).**

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

In the absence of the Town Mayor, the Deputy Mayor took the Chair for consideration of the following application.

PA16/09520 Amended design to 3 No. dwellings and 4 No. flats (Plots 4-10 of previously approved Decision No: PA14/08337 for construction of six dwellings and four flats, creation of access and associated works) on land at Gews Farm, Fore Street, St. Just. Applicant: Mr. W.K. McFadden. **(T Cl No objection. If Planning Officer is minded to refuse the application, the TC requests that the application is “called-in” by the local member for determination by the Area Planning Committee. Cllr Morris to represent the TC at the planning committee).**

PA16/09963 Proposed extension and associated works to existing garage/office at Bosavern Cottage, Bosavern, St. Just. Applicant: Mr. Martin Nicholas – Raptor Scaffold Design. **(T Cl No objection).**

PA16/10262 Remove Ash Tree at 9, Tregeseal Terrace, Tregeseal, St. Just. Applicants: Mr. and Mrs. Neil and Sara Southerden. **(For Information Only).**

PA16/10377 Notification of proposed works to trees in a conservation area – Felling of two conifers at 9, Church Road, Pendeen. Applicant: Ms. Anne McTiernan. **(For Information Only).**

(b) Decisions

PA16/08439 Outline application for two new houses and associated site works (all matters reserved) on land S.E. of Whealbal, Trewellard, Pendeen. Applicant: Mrs. L.E.M. Trembath. **Approval** (T. Cl. No Objection).

TC.172 CHRISTMAS TREES

The Town Council considered the purchase of two Christmas Trees as part of this year's annual Christmas Lights.

RESOLVED: That the purchase of two Christmas Trees from Cornwall Garden Services be approved.

(Action by: Elaine Baker)

TC.173 TREGOTHNAN ESTATE

Cllr Mrs Blundy sought the Council's support to a letter being sent to the Tregothan Estate setting out concern at the poor condition of some of its estate properties, in particular Manor Farm and the Old Forge, Botallack.

The Town Council stated that this was outside of the Council's areas of responsibility and therefore no further action was taken on this issue.

TC.174 MATTERS FOR REPORT

The Town Clerk reported that the next meeting of the West Penwith Community Network Panel was to be held on 17 November 2016 at St John's Hall, Penzance. The main focus for the meeting was the NHS Sustainability & Transformation Plan. It was AGREED that Cllr Mrs Cock and Cllr Mrs Salmon would represent the Town Council at the meeting.

Cllr Mrs Salmon reported that she had attended the Service of Remembrance of 13 November 2016.

Cllr Mrs Blundy reported that a Dementia Friendly refresher course was to be held on Friday 25 November 2016 at the Centre of Pendeen.

Cllr Mrs Blundy also requested that the issue of Neighbourhood Planning be placed on the agenda for the next meeting.

TC.175 INFORMATION ITEMS

The Council received the following information items: -

- Conformation of Public Path Order at land at Chyrose Farm, St Just.
- St Just in Bloom – Judges Marking & Feedback Sheet and photographs.

Meeting closed at 8.00 p.m.

Town Mayor