

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 4 July 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	R Roberts
T McFadden	Mrs G Salmon

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Cllr Mrs S James – Cornwall Council
Rachel Ewer – Local resident Botallack Moor
Hazel Murray – The Cornishman
Edward Redwood – Applicant PA16/04578
Tim Wooton – local Resident (Objection) PA16/05241
Local resident

TC.55 APOLOGIES FOR ABSENCE

There were no apologies for absence.

TC.56 DECLARATIONS OF INTERESTS

The Town Mayor and Cllr T McFadden declared a non-discloseable interest in min no. TC.64/16 (Applications) in respect of PA16/05171 as they were related to the applicant and agreed to withdraw from the meeting for consideration of the application.

The Deputy Mayor declared a non-discloseable interest in min no. TC.64/16 (Applications) in respect of PA16/05241 as the applicant was a personal friend and agreed to withdraw from the meeting for consideration of the application.

Cllr N McFadden declared a non-discloseable interest in min no. TC.64/16 (Applications) in respect of PA16/05171 as the applicant and agreed to withdraw from the meeting for consideration of the application.

Cllr D Roberts declared a non-discloseable interest in min no. TC.64/16 (Applications) in respect of PA16/05241 as the applicant was a business customer and agreed to withdraw from the meeting for consideration of the application.

TC.57 DISPENSATIONS

There were no dispensations granted.

TC.58 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 20 June 2016 be approved as an accurate record and signed by the Town Mayor.

TC.59 MATTERS ARISING

On minute no. TC.47/16 (Camborne Green Spaces Devolution Package – Camborne Recreation Ground), the Town Clerk reported on the response that had been received from Cllr Jeremy Rowe, Cabinet member for Localism to the Council's letter of support.

TC.60 PENDEEN PLAYING FIELD - REPORT ON TITLE

The Town Council received the report on title for the transfer of Pendeen Playing Field which had been produced by Cornwall Council's Legal Services who were the solicitors acting for the Council.

The Deputy Mayor confirmed that he and the Town Clerk had reviewed the content of the document and that there were no major issues of concern. However, there were some issues on which a Council decision was required such as confirmation of extent of the property, agreement to registration fee, registration of type of title, encroachment of neighbouring property and location of soakaway from the Band Room.

Following detailed discussion it was RESOLVED that Cornwall Council be advised of the following:-

- (a) That the extent of the property as identified in Annex 1 & 2 is accurate;
- (b) That the additional payment of £40.00 to register the title of the property be approved;
- (c) That the Town Council wishes to pursue Possessory Title at this stage;
- (d) That the Town Council does wish not to pursue the issue of encroachment by the occupiers of 7 Crescent Place, Pendeen; and
- (e) That the location of soakaway is unknown.

(Action by : Elaine Baker)

TC.61 NATIONAL TRUST BOTALLACK

The Town Council received a copy of a note from Rachel Ewer, resident of Botallack which gave a summary of a recent meeting between local residents and the National Trust regarding proposals at the Count House, Botallack.

The Town Clerk reported that Ian Marsh, National Trust had offered to meet with members of the Town Council and local residents if it was felt that further discussion was necessary.

The Town Council acknowledged that the introduction of car park charging was an emotive issue but that it was a way in which the National Trust could generate income which had become national policy. Therefore, the Town Council felt that no further action could be taken on this issue or the erection of the granite wall located within the new car park.

However, that Town Council felt that that it was important that effective dialogue was maintained between itself and the National Trust ensuring that both were kept informed about issues that were likely to have an impact on the local community in the future.

Cllr Mrs James also reported that three enforcement cases had been opened in respect of works carried out by the National Trust at the Count House but that no decision had been made on potential planning contravention at this stage.

TC.62 PLAIN-AN-GWARY – PERIMETER WALL

The Town Council considered three quotations for the outstanding repairs to the perimeter wall of the Plain-an-Gwarry which had been deferred from the last meeting.

The following quotations had been received:-

Roger Mclean Stonework	£3,200.00
Avrock Stonemason	£2,770.00
Direct Builders	£1,220.00

RESOLVED: That the quotation from Roger Mclean Stonework at a cost of £3,200.00 be accepted as it represented best value given the fact that the Plain-an-Gwarry was a scheduled ancient monument, and agreed that the additional cost of £1,200.00 be met from the Council's free reserve.

(Action by : Elaine Baker)

TC.63 FINANCE

(a) Financial Assistance

None received.

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £753.55 approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

There were no letters of thanks.

TC.64 PLANNING

(a) Applications

PA16/04578 Demolition of existing garage and erection of a two-storey dwelling at Flat 1, Pentreen, 2, Bank Square, St. Just. Applicant: Mr. Edward Redwood. **(T Cl support)**

PA16/05134 Certificate of Lawfulness to use static caravan as accommodation at Chy an Gwel Garage, Crippas Hill, Kelynack, St. Just. Applicant: Mr. Michael May. **(T Cl No comment)**

In accordance with their disclosures of interest the Town Mayor, Cllr N McFadden and Cllr T McFadden left the meeting for consideration of the following application.

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

PA16/05171 Construction of annexe at The Old Forge, Crippas Hill, St. Just. Applicants: Mr. and Mrs. N. McFadden. **(T Cl agreed with Planning Officer comments)**

In accordance with their disclosures of interest the Deputy Mayor and Cllr D Roberts withdrew from the meeting for consideration of the following application.

PA16/05241 Erection of a dwelling and associated works on land adjacent to Menagwin and Rathlin, St. John's Terrace, Pendeen. Applicant: Mr. Matthew Kerr, Atlantic Developments Ltd. **(T Cl strong objection. However, if the proposed building was re-sited in line with the other two units the Town Council would remove its objection).**

(b) Decisions

PA15/10405 Variation of Condition 2 in respect of Decision PA14/08337 in order to amend design to Plot 1 of Gews Farm Housing Development (original approval PA14/08337 for construction of six dwellings and four flats, creation of access and associated works). Applicant: Mr. K. McFadden. **Approval** (T. Cl. No Objection).

PA16/03565 Thinning and lopping of sycamore tree at Commercial Hotel, Market Square, St. Just. Applicant: Mr. Paul Woolcock. **Decided not to make a TPO (TCA apps).** (T. Cl. No Objection).

PA16/03667 Change of use from Agricultural to Garden Land on land adjacent to Bosavern Farm, B.3306 Bosavern, St. Just. Applicant: Mr. Stephen Revill. **Approval** (T. Cl. No Objection).

PA16/03969 Replacement roof structures and covering, alterations of conservatory to form wine cellar, removal of wood panel doors with traditional Cornish granite, extension of domestic cartilage, creation of additional off-street parking and associated works. Applicant: Mr. C. Davies. **Approval** (T. Cl. Agree with Planning Officer's comments).

PA16/04400 Extension to and conversion of existing garage to form domestic annexe to house at Pinegrove, Nanquidno, St. Just. Applicant: Mr. Chris Fry. **Withdrawn** (T. Cl. Strong Objection on grounds of inappropriate design and materials (Note: Proposal obscures view of important building)).

TC.65 MATTERS FOR REPORT

The Town Clerk reported on the receipt of the £500.00 grant from Cllr Mrs James's Community Chest Fund as a contribution towards the cost of the transfer of title of Pendeen Playing Field to the Council. The Town Mayor, on behalf of the Council thanked Cllr Mrs James for the grant.

The Town Clerk also advised the Council of the arrangements for the Man Engine event taking place on 6 August 2016. The Council was informed that Dot Stevens, Lafrowda Festival would be arranging a meeting locally with interested groups / organisations to discuss other events to be held on the day.

Cllr Mrs Blundy reported that she had attended "The Trench" production which she had found exceedingly interesting.

Cllr Mrs Cock reported on the new robust internal audit processes which had been introduced which included sampling invoices and effective paper trail for audit purposes. Cllr Mrs Cock passed on her thanks to the Town Clerk for the internal processes which had been introduced to strengthen the Council's accounting procedures.

TC.66 EXCLUSION OF THE PRESS & 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.67 MEMORANDUM OF UNDERSTANDING

The Town Council considered the detail of a new Memorandum of Understanding between itself and Cornwall Council regarding the public car parks and conveniences at Lafrowda Close, St Just and St John's Terrace, Pendeen.

The Town Council expressed great concern at the content of the document and instructed the Town Clerk to arrange a meeting with officers at Cornwall Council as a matter of urgency. The Town Mayor assured the Council that it would be kept fully informed on the outcome of the discussions.

(Action by : Elaine Baker)

Meeting closed at 8.20 p.m.

Town Mayor