

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 7 March 2016 at 7.15 p.m.

PRESENT

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

COUNCILLORS

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

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Cllr Mrs. James – Cornwall Councillor
Denzil Monk & Will Coleman – Golden Tree UK
Jason Jobling & Nick Straw – Warrens Bakery Ltd. – PA16/01254
PCSO Andrew Tonkin – Devon & Cornwall Police
Hazel Murray – The Cornishman

TC.299 APOLOGIES FOR ABSENCE

There were no apologies for absence.

TC.300 DECLARATIONS OF INTERESTS

Cllr N McFadden declared a non-registerable interest in Min no. TC.310(a)/16 (Applications) in respect of PA16/01404 as the applicant was an employee and he agreed to withdraw from the meeting for consideration of the application.

Cllr Morris declared a non-registerable interest in Min no. TC.310(a)/16 (Applications) in respect of PA16/01404 as he was related to the applicant and he agreed to withdraw from the meeting for consideration of the application.

Cllr G Roberts declared a non-registerable interest in Min no. TC.310(a)/16 (Applications) in respect of PA16/01285 as the applicant was a neighbour and he agreed to withdraw from the meeting for consideration of the application.

Cllr Stevens declared a non-registerable interest in Min no. TC.310(a)/16 (Applications) in respect of PA16/01254 as the applicant was known to him and he agreed to withdraw from the meeting for consideration of the application.

TC.301 DISPENSATIONS

There were no dispensations granted.

TC.302 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 22 February 2016 be approved as an accurate record and signed by the Town Mayor.

TC.303 MATTERS ARISING

In connection with Min No. TC.284/16 (Report of Town Councillors) Cllr Mrs Blundy reported that despite the assurance that no community hospital beds were to close, it had been confirmed that beds at the Edward Hain Hospital, St Ives were to be temporarily closed.

TC.304 THE MAN ENGINE

Denzil Monk and Will Coleman, Golden Tree UK attended the meeting to give a presentation to the Town Council on a project to build the largest mechanical puppet ever constructed in Britain to mark the 10th Anniversary of the mining heritage. The puppet would be steamed through the Cornish mining landscape this summer. The event organisers were seeking to identify partner organisations along the route who would be interested in supporting this unique event by way of a financial contribution. It was intended that the event would finish at Geevor Tin Mine on 6 August 2016, and that an event transformation of the puppet could take place earlier that day in St Just.

The Town Council thanked Mr Monk and Mr Coleman for attending the meeting.

RESOLVED That the issue of partner funding for the project be placed on the agenda for the next meeting on 21 March 2016.

(Action by : Elaine Baker)

TC.305. ST JUST SKATE PARK – CONDITION OF RAMPS

The Town Council received information from Cornwall Council's Public Space Officer regarding the condition of the skate ramp at St Just Recreation Ground. The Town Council was advised that the condition of the substructure had been deteriorating which had resulted in the weakening of the fixings due to the decomposition of the material.

In view of this, the Public Space Officer had been looking to secure funding from Cornwall Council's Capital Programme to refurbish the substructure, up to maximum cost of £30,000. However, following an inspection of the equipment by a specialist installers, and the original manufacturer of the ramp, it had been confirmed that due to the condition replacement of the equipment was the only option. This would raise the minimum cost of the project to £40 -£42,000 plus management costs.

As a consequence a number of issues now needed to be addressed such as the strategic value of the skate ramp, partner involvement to deliver the project, project management, budget, development of project brief, use of equipment, design options, location,

consultation with users, local schools & businesses, grant funding opportunities, tendering process. Therefore it was unlikely that any decision on the project would be taken until mid-2017, in the interim the situation would be closely monitored and components removed if they proved an unacceptable risk.

RESOLVED: That Cornwall Council is advised that the Town Council notes the current position.

(Action by : Elaine Baker)

TC.306 STREET FURNITURE – ST JUST PARISH

Cllr Stevens provided the Town Council with an update on the condition of the Council's public seating stock and other associated street furniture following a recent inspection. A quotation had been received from a local carpenter & joiner to have works carried out at Carnyorth Bus Shelter, Pendeen Play Area and the Leat, Boscaswell Green, Pendeen. Quote A £2,562 and Quote B £1,855, the areas which were in most need of repair.

The Council commented that before any works could be carried out, at least three competitive quotations need to be obtained. The Council also discussed the use of possible alternative materials.

RESOLVED: That the issue be brought back to the Town Council when the quotations had been received.

(Action by : Elaine Baker)

TC.307 NEW PROPERTY ADDRESS APPLICATION – “LAND OFF LEAT ROAD”, PENDEEN

The Town Clerk reported that Golowji Ltd the developers of the small housing development at land off Leat Road were proposing that the development be renamed Boscaswell Gardens, and the company was seeking the Town Council's support to this suggestion in advance of a formal application being made to Cornwall Council.

Other suggestions were Miner's Retreat and Golowji Jardinyow (Cornish for lighthouse garden).

RESOLVED : That Golowji Ltd be advised that the Town Council supports the proposal to name the development Boscaswell Gardens.

(Action by : Elaine Baker)

TC.308 PARKING ENFORCEMENT

The Town Council considered the issue of parking enforcement in St Just which had been deferred from the last meeting (min no. TC.289/16 refers) to enable further information to be provided. PCSO Andrew Tonkin was also in attendance to provide the Council with additional information on the problems that he was facing locally.

The Town Clerk reported that the issue had last been discussed by the Council at its meeting on 6 July 2015 when the Council had decided to *“take no further action on this matter but to request Cornwall Council to remove the signage in the car park relating to enforcement to avoid any further confusion”*. (Min no. TC.71/15 refers). The issue of a new Traffic Regulation Order for Market Square had also been discussed in June 2014 (Min no. TC.42/14 refers) but in view of the cost (approx. £4,000) no further action had been taken at the time.

PCSO Andrew Tonkin reported that the problems had worsened and the lack of Parking Enforcement Officer patrols had only worsened the situation. Confirmation had been received from Cornwall Council that no Parking Enforcement Officer patrols were being carried out in St Just during the winter months, this was contrary to the advice previously given that patrols were being carried out on a weekly basis. The signage in the car park and Market Square had not been amended as there was currently no budget provision which meant that as signage did not comply with current legislation breaches could not be enforced.

The issue of increasing the limited waiting bays in Market Square by Traffic Regulation Order (TRO) was also discussed and it was suggested that the matter be placed on a future agenda of the Penwith Community Network Panel to seek support for a new TRO from the wider community network area, as one order could encompass a range of issues. The issue of enforcement through the use of CCTV was also discussed.

RESOLVED: That Cllr Clemens and Cllr Mrs James be asked to raise the matter at the next meeting of the West Penwith Community Panel on 17 March 2016 when the new Local Policing Group was due to hold its inaugural meeting.

(Action by : Cllr Clemens / Cllr Mrs James)

TC.309 FINANCE

(a) Grant Applications

The Town Council considered a report by the Town Clerk which set out a request for financial assistance from Pendeen Church Graveyard Committee to maintain the cemetery.

RESOLVED : That the following grant is awarded:-

(a) Pendeen Church Graveyard Committee £1,000.00

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £4,796.05 be approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

A letter of thanks from Pendeen Parish Hall & Theatre was received.

TC.310 PLANNING

(a) Applications

PA16/01372 Proposed alterations to rear single-storey kitchen at 27, Nancherrow Terrace, St. Just. Applicant: Miss Sharon Beeden. **(T CI No objection)**

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

Mr Jobling & Mr Straw, Warrens Bakery Ltd provided the Town Council with additional information regarding the application to extend to the existing premises and associated works.

PA16/01254 Extension to existing confectionery (production) facilities on west elevation. Altered bakery (staff) entrance, additional storey and 2 storey extension to west end of existing staff facilities. Over-cladding to existing front (south) elevation. New security fencing to front (south) boundary to Boswedden Road. New Signage for W.T. Warren & Son, Boswedden Road, St. Just. Applicant: Mr. Jason Jobling – Warrens Bakery Ltd. **(T CI Strong Support)**

PA16/01557 Proposed two storey extension to existing barn at Leswidden Farmhouse, Leswidden, St. Just. Applicant: Mr. Ryan Angove. **(T CI No objection)**

PA16/01125 Construction of first floor rear elevation extension over existing kitchen. Replacement doors and windows along with new window opening to rear elevation. Internal alterations at 16, Carnyorth Terrace, Carnyorth, St. Just. Applicant: Ms. Susan Houghton. **(T CI No objection)**

In accordance with their disclosure of interest Cllr Morris and Cllr N McFadden withdrew from the meeting for consideration of the following application.

PA16/01404 Demolition of existing bungalow and construction of two dwellings and associated works at The Bungalow, Boscaswell Downs, Pendeen. Applicant: Mr. C. Morris. **(T CI Support)**

PA16/01510 Replacement of dilapidated south and west facing roof tiles with clipped natural slate to match neighbouring property. Removal of disused chimney stack and construction of two new rooflights at Favonian, 19, Carrallack Terrace, St. Just. Applicant: Ms. S. Lay. **(T CI No objection)**

In accordance with his disclosure of interest Cllr G Roberts withdrew from the meeting for consideration of the following application.

PA16/01285 Proposed single storey side extension (amended plans) at 9, The Turnpike, Tregeseal, St. Just. Applicants: Mr. and Mrs. S. Williams. **(T CI No objection)**

(b) Decisions

PA15/10311 Erection of building to be jointly used for storage for commercial garage and agriculture on land north of Chywoone Rural Workshops, Road from New Road to Grumbla, St. Just. Applicant: Mr. Trevor Olds. **Refusal** (T. Cl. Objection – Proposed height of the building, use of agricultural and commercial mix on the site inappropriate and would set an unacceptable precedent in that location, and from a highway perspective, increased traffic on the junction).

PA15/11181 Retention and completion of building for living accommodation in association with existing care business and installation of a balcony over the existing porch at The Stables at Avalon, Brea Farm, St. Buryan. Applicant: Mrs. Amanda Nicholson. **Approval** (T. Cl. No Objection).

PA15/11616 Replacement front extension, a single storey rear extension including rooflights, replacement windows and internal alterations at 9, Tregeseal Terrace, Road from New Road to Bosvargus Hill, Tregeseal, St. Just. Applicants: Mr. and Mrs. Southerden. **Approval** (T. Cl. No Objection).

PA15/11944 Change of use of land to domestic garden, formation of vehicle access and parking area at 16, Higher Bojewyan, Pendeen. Applicant: Ms. H. Fahl. **Approval** (T. Cl. No Objection).

PA16/00030 Construction of linked annexe accommodation on site of existing garage and construction of one room extension to rear of property at Cliffs View, 1, Botallack Moor, Botallack, St. Just. Applicant: Mr. Kevin Williams. **Approval** (T. Cl. No Objection).

PA15/10501 Removal of gable wall to outhouse and replacement of existing single window with triple paned bifold door at Westbounds access track to Eastbounds and Westbounds, Cape Cornwall, St. Just. Applicant: Mr. Godfrey Davis. **Approval** (T. Cl. Strong Objection – T. Cl. has no issue with the bifold doors but would wish to see a total reinstatement of granite on the elevation. Approved T. Cl. “Agreed to Disagree”).

TC.311 MATTERS FOR REPORT

The Town Clerk commented on the condition of the St Just Bus Shelter which had again been raised with Cornwall Council by Cllr Mrs James. An initial response had been received and it had been confirmed that an estimate of the costs of the necessary works from a local builder / contractor would be helpful.

It was AGREED that Cllr N McFadden, Cornwall Garden Services would provide an estimate of costs for Cllr Mrs James.

The Town Clerk reported that the next Community Network Panel meeting was to be held on 17 March 2016 which would be attended by the Town Clerk, Cllr Clemens and Cllr Stevens.

The Town Clerk also reported that the application to register land as Common Land at Trewellard Common, St Just had been approved in part. Details of the Planning Inspectors decision were tabled at the meeting.

Cllr Mrs McQueen reported on the problems for local residents in accessing the Penzance Foodbank. It was agreed that further information could be placed on the Council's website.

Cllr Morris commented on the need to replace the St Piran's Flag. It was AGREED that the Town Clerk be asked to purchase a new flag.

(Action by : Elaine Baker)

Cllr G Roberts reported on the excessive dog fouling on the Venton East footpath. The Town Clerk AGREED to report the matter to Cornwall Council's Dog Warden.

Cllr Clemens updated the Council on the condition of Pendeen Public Toilets, Leat Road Pond, and the removal of the lighting columns from Pendeen Playing Field.

Cllr Mrs Blundy reported that there would be a further Dementia Awareness Training Session on 13 March 2016, at Geevor Tin Mine and the AGM of West Cornwall HealthWatch on 18 March 2016 at St Clare, Penzance.

Cllr N McFadden reported on his attendance at the meeting on the National Trust's "Tin Coast" project and requested that the item be placed on the next agenda.

(Action by : Elaine Baker)

Cllr D Roberts received an update at the meeting on the current position regarding the digging of ditches at Jericho Farm and the footbridge at Tregeseal, and it had been confirmed that backfilling of ditches was to be undertaken.

Cllr Stevens reported that the order for the new Town Council badging had been placed.

The Deputy Mayor reported that the parish church were experiencing problems with opening and closing the church doors. Cllr Clemens explained that he had offered to help.

TC.312 INFORMATION ITEMS

The Town Clerk reported that notification had been received from the Ministry of Justice that the draft notice regarding the formal closure of St Just-in-Penwith Church churchyard had been published. The deadline for the receipt of representations was 21 days from the date of publication.

TC.313 EXCLUSION OF PRESS & PUBLIC

RESOLVED – that under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960, it is proposed that, 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.314 STAFF APPRAISALS

The Deputy Town Mayor reported that the annual appraisals of the Town Council's staff had been completed and that targets / priorities for the next 12 months had been set: these included the completion of the transfer of Pendeen Playing Field into the Town Council's ownership, devolution discussions in connection with car parks, public conveniences and securing the Council's tenure of occupancy in the light of the fact that the current lease expired on 16 September 2017.

The meeting closed at 9.00 p.m.

Town Mayor