

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 11 January 2016 at 7.15 p.m.

PRESENT

Councillor K. McFadden – Town Mayor

COUNCILLORS

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

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Cllr Mrs. James – Cornwall Councillor
Local residents for application PA15/11056

TC.234 APOLOGIES FOR ABSENCE

There was an apology for absence from the Deputy Town Mayor.

TC.235 DECLARATIONS OF INTERESTS

Cllr G Roberts declared a registerable interest in min. no TC.243/16 (Accounts for Payment) as a payee on schedule and agreed to withdraw from the meeting for consideration of the item.

Cllr G Roberts also declared a non-registerable interest in min no. TC.244/16 (Applications) in respect of PA15/11333 as the applicant was a neighbour and agreed to withdraw from the meeting for consideration of the item.

TC.236 DISPENSATIONS

There were no dispensations granted.

TC.237 MINUTES

RESOLVED: That the minutes of the Extraordinary Meeting of the Town Council held on 8 December and the Ordinary Meeting of the Town Council held on 14 December 2015 be approved as an accurate record and signed by the Town Mayor.

TC.238 MATTERS ARISING

There were no matters arising from the minutes.

TC.239 FUTURE OF ST JUST LIBRARY – PUBLIC MEETING

The Town Council received an update on the public meeting which had been held on 15 December 2015 to discuss the future of St Just Library. The Council also discussed the content of the article which had appeared in the Cornishman on 17 December 2015.

Approximately 90 people had attended the meeting which had been chaired by Cllr Jim McKenna, Cornwall Council and although the majority of those in attendance appeared not to support a transfer of the library service to Cape Cornwall School, the Council welcomed the opportunity to engage directly with the local community and to put the Council's case for a possible transfer which was also supported "in principle" by Cornwall Council and Cape Cornwall School. Discussions were still at a formative stage and no decisions had been taken as further information was required on the viability of the proposal. However, the Town Council remained committed to trying to secure a library provision within the local community.

Cllr Mrs Blundy welcomed the comments made by the Town Mayor that "all options were still on the table".

240. PUBLIC TOILET PROVISION AT ST JUST IN PENWITH

In the light of further information received in respect of devolution matters within the parish, and which would have an impact on the Council's need to make a decision on the public toilets before 31 March 2016, it was RESOLVED to consider the contents of the letter from Cllr Joyce Duffin, Cabinet member for Housing & Environment, with the item on Devolution Matters within the confidential part of the meeting.

(Action by : Elaine Baker)

TC.241 HELSTON & LIZARD WORKS PROJECT

The Town Council discussed whether to take any further action following the Helston & Lizard Works Project presentation at the meeting on 30 November 2015.

RESOLVED: That, in view of other priorities facing the Town Council, no action be taken on developing a project for St Just and Pendeen at the present time.

TC.242 PENDEEN CEMETERY

The Town Council considered the appointment of a representative(s) to a meeting being organised by Cllr Mrs James regarding the possible provision of a new cemetery for Pendeen.

RESOLVED: That the Town Mayor, Cllr Clemens and Cllr Morris, as the local councillors, be appointed as the Town Council's representatives at the meeting, and subsequent meetings. It was agreed that Cllr Clemens would be the sole representative at the initial

meeting on 16 January 2016.

(Action by : Elaine Baker)

TC.243 FINANCE

(a) Grant Applications

The Town Council considered a report by the Town Clerk which set out a request for financial assistance from the Cornwall Air Ambulance Trust.

RESOLVED: That the award of a grant of £1,250.00 to the Cornwall Air Ambulance Trust be approved.

(Action by : Elaine Baker)

(b) Accounts for Payment

In accordance with his declaration of interest, Cllr G Roberts withdrew from the meeting for consideration of the following item.

RESOLVED: That the accounts to the value of £10,112.67 be approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

There were no letters of thanks.

TC.244 PLANNING

(a) Applications

PA15/10648 An existing four bed dwelling to be converted into 2 x 2 bed houses, one with adjoining workshop. No material alterations to work shop at Tin Mine Tavern, 12, Trewellard Road, Trewellard, Pendeen. Applicant: Mr. Jeremy Redwood. **(T CI No objection)**

PA15/11056 Erection of dwelling on land adjacent to garage at Carn Bosavern Garage, Carn Bosavern, St. Just. Applicant: Mr. Terry Sturgeon. **(T CI No objection)**

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

PA15/11333 Extension and alterations at Cornish Mist, 31, The Turnpike, Tregeseal, St. Just. Applicant: Mrs. L. Ellis. **(T CI No objection)**

PA15/10945 Proposed enclosure of entrance porch at the Old Town Hall, Chapel Road, St. Just. Applicant: Mrs. Sylvia Smith, St. Just Community ABC Ltd. (**T Cl No objection**)

PA15/11181 Retention and completion of building to enable use for holiday letting purpose and for living accommodation in association with existing care business. To place a balcony on the existing porch to act as a fire escape and balcony at the Stables at Avalon, Brea Farm, St. Buryan. Applicant: Mrs. Amanda Nicholson. (**T Cl No objection**)

PA15/11342 Proposed conversion and extension of existing single dwelling into two dwellings at The Cottage, Kelynack, St. Just. Applicant: Mr. Eric Heaton. (**T Cl No objection**)

PA15/11949 Construction of an annexe and associated works at 5, Carrallack Mews, St. Just. Applicants: Mr. and Mrs. N. Harvey. (**Support**)

(b) Decisions

PA15/08493 Listed Building Consent for proposed two storey extension at Manor Cottage, Bosavern, St. Just. Applicant: Mr. Scott Nicholas. **Approval** (T. Cl. No Objection).

PA15/08963 Proposed two storey extension at Manor Cottage, Bosavern, St. Just. Applicant: Mr. Scott Nicholas. **Approval** (T. Cl. No Objection).

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

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. Hill. **Approval** (T. Cl. No Objection).

PA15/10385 Single storey extension and demolition of existing garage at Andes, South Place, St. Just. Applicants: Mr. and Mrs. Robert Jose. **Approval** (T. Cl. No Objection).

PA15/09528 Change of use from craft shop to one bedroom studio cottage at Pendeen Crafts, St. John's Terrace, Pendeen. Applicant: Mr. Mark Callaghan. **Approval** (T. Cl. No Objection).

PA15/09837 Construction of a 4kw solar PV array and associated works on land North of Bosavern Community Farm, Bosavern, St. Just. Applicant: Mr. R. Pickering. **Approval** (T. Cl. Original Strong Objection on grounds of unacceptable precedent within AONB, visual impact within a WHS environment and concern at location of proposed new access in terms of inadequate visibility splays.. Application amended access withdrawn. Now "Agree to Disagree".)

TC.245 MATTERS FOR REPORT

Cllr Morris commented on the number of positive comments he had received from members of the public regarding the Christmas Trees. It was agreed that a letter of thanks be sent to Kevin Prowse for his help in putting up the trees.

(Action by : Elaine Baker)

Cllr Mrs Blundy reported that a further Dementia Awareness Training Session was to be held on 21 January 2016.

Cllr Stevens reported that he would update the Council on the progress of the transfer of Pendeen Playing Field at its next meeting.

TC.246 INFORMATION ITEMS

There were no information items.

TC.247 EXCLUSION OF THE 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.248 DEVOLUTION MATTERS & PUBLIC TOILET PROVISION AT ST JUST PARISH

The Town Council received a copy of an email to James Hardy, Community Link Officer, from the Friends of St Just Library (FoSJL) which had been copied to the Town Clerk, and which sought further information on a number of points regarding the future of the library following the public meeting on 15 December 2015, together with an email from Cllr Mrs James dated 30 December 2015 to the Town Clerk on the same subject.

In addition, the Town Council also considered a letter dated 17 December 2015 from Cllr Joyce Duffin, Cabinet member for Housing & Environment which advised that Cornwall Council's budget provision for public toilets would cease in March 2016. Cornwall Council was keen to secure the continuation of the service and welcomed the positive and proactive responses it had received to date from town and parish councils which had resulted in three quarters of public toilets being managed by local councils or other organisations.

The Town Council currently had a Service Level Agreement with Cornwall Council whereby it made a financial contribution to the running costs of the public toilets and car parks within the parish. The letter sought the Council's views on whether it wished to continue funding the toilets or sought the transfer of the toilets to the Town Council, a decision on which was required by 15 January 2016.

The Council noted the tight timescale for a decision in respect of the public toilets, but felt that to take such a significant long term decision in isolation would be inappropriate given the fact that discussions on the public toilets historically had been directly linked to discussions on the car parks. Also, in the light of the on-going discussions on library

provision in the locality, and the fact that the majority of the questions contained in the email from FoS JL were for direct reply by Cornwall Council, and in all probability would unlikely to be dealt with before the 31 March deadline for the public toilets; the Council after careful consideration, felt that it would be prudent to make an interim decision to enable the toilets to remain open whilst further discussions were held on longer term solutions. The total annual cost of maintaining the toilets was approximately £22,000. As the Town Council had already made financial provision for public toilets in its base budget, (for which there had been significant underspends in previous financial years), the additional cost in 2016 / 17 could be met from within the 2016 /17 budget (£12,500) with the rest met from the Council's free reserve. In addition, as the Town Council's current lease on the Council Office building was due to expire on 16 September 2017, it was important that the Council also secured tenure of occupancy in advance of that date. On this basis Cllr Stevens proposed the following recommendations:-

- 1. That Cornwall Council is advised that the Town Council agrees to cover the full cost of maintaining the public toilets (approx. £22K) in St Just and Pendeen for the financial year 2016 / 17. However, during that period the Town Council would wish to see the conclusion of discussions on either an extension of the Memorandum of Understanding or the transfer of the public car parks and toilets to the Town Council;*
- 2. That discussions are also concluded on future Town Council accommodation in light of the fact that the existing lease expires on 16 September 2017; and*
- 3. That the additional expenditure incurred during 2016 / 17 in respect of the public toilets be met from the Council's "free reserve".*

Acceptance of the recommendations would provide the Council with additional time to secure a longer term solution for the public toilets and provide an opportunity to conclude discussions on the car parks for the benefit of the local community. As the Council's main priority would now be to deliver these projects within 2016 / 17, it was generally agreed that the Council should take a step back in the discussions on the library in order that Cornwall Council could engage directly with FoS JL over the questions it had raised, and for the Town Council to re-engage at an appropriate stage in the future.

The proposition was seconded by Cllr N McFadden.

The resolutions were put to the vote and it was

RESOLVED :

1. That Cornwall Council is advised that the Town Council agrees to cover the full cost of maintaining the public toilets (approx. £22K) in St Just and Pendeen for the financial year 2016 / 17. However, during that period the Town Council would wish to see the conclusion of discussions on either an extension of the Memorandum of Understanding or the transfer of the public car parks and toilets to the Town Council;
2. That discussions are also concluded on future Town Council accommodation in light of the fact that the existing lease expires on 16 September 2017; and
3. That the additional expenditure incurred during 2016 / 17 in respect of the public toilets be met from the Council's "free reserve".

(Action by : Elaine Baker)

The meeting closed at 8.25 p.m.

Town Mayor