

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 18 April 2016 at 7.15 p.m.

PRESENT

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

COUNCILLORS

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

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Cllr Mrs. James – Cornwall Councillor
Hazel Murray – The Cornishman
Ian Marsh – National Trust
Mr & Mrs Roberts – PA16/02520

TC.346 APOLOGIES FOR ABSENCE

There was an apology for absence from Cllr Mrs Blundy.

TC.347 DECLARATIONS OF INTERESTS

Cllr D Roberts declared a non-registerable interest in TC.356/16(a) (Applications) in respect of planning application PA16/02520 as he was related to the applicant and agreed to withdraw from the meeting for consideration of the application.

Cllr Stevens declared a non-registerable interest in TC.354/16(a) (Grant Applications) as he was related to a member of the Lafrowda Committee and agreed to withdraw from the meeting for consideration of the item.

TC.348 DISPENSATIONS

There were no dispensations granted.

TC.349 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 4 April 2016 be approved as an accurate record and signed by the Town Mayor.

TC.350 MATTERS ARISING

In respect of minute no. TC.336/16 (Apologies for Absence) it was agreed that Cllr Mrs McQueen's name be added to the list of recorded apologies.

(Action by : Elaine Baker)

TC.351 REPORT OF THE TOWN MAYOR, DEPUTY TOWN MAYOR AND TOWN COUNCILLORS

The Deputy Town Mayor gave an update on the progress of the revision to the St Just Town Guide and commented on the AONB training on 7 May 2016. Cllr Morris commented that he would be interested in attending the training. Town Clerk to provide details.

(Action by : Elaine Baker)

Tc.352 REPORT OF THE CORNWALL COUNCILLOR

Cllr Mrs James gave her monthly report on county matters which included community chest fund, increasing burial places in Pendeen, the Tin Coast Partnership Project and a request regarding the St Just Wesleyan Methodist Chapel.

The Community Chest Fund was again open for applications and Cllr Mrs James asked Town Councillors if they were aware of any local groups that could benefit from the fund. The Town Clerk was currently applying to the fund, on behalf of the Council for assistance with play equipment at Pendeen.

Cllr Mrs James was also arranging a meeting with a few key people, to consider the offer of land and its potential as a burial ground in Pendeen. Once a date had been confirmed Councillors Clemens and Morris would be advised. If any land seemed viable to proceed to a planning application then Cllr Mrs James would be encouraging a public consultation.

The Tin Coast Partnership Board had met again and was progressing with a destination plan. The focus was on agreeing what the partnership wanted to achieve to ensure the Tin Coast remained a great place to live as well as visit. There had been early agreement that whilst attracting more visitors and boosting the local economy would be a positive outcome it must not be at the expense of facilities and services for people living and working in the local community. It had also been agreed that decisions over seeking funding should come after a clear plan had been developed and that the plan should not be built based on known funding streams.

Councillor Mrs Blundy reported at the last meeting the sad news regarding the St Just Methodist Chapel. Whilst not providing a solution, Cllr Mrs James had discussed with Councillor Mrs Blundy and Bronwen Rowland, Chapel representative, the benefits of applying for the building to be listed as an 'asset of community value' with Cornwall Council. Potentially, this could delay any decision to sell by an additional six months and hopefully help to secure a more sustainable solution. Expert advice was being provided on what might, and might not be possible, given the grade 2* listed status and whilst the National Trust could not provide a solution, its area manager was aware of the importance of the building and was also providing advice. Cllr Mrs James suggested that the Town Council was a body that could apply to have the building listed as a community

asset, and she asked that further consideration be given to this proposal at a future meeting. James Hardy, local Community Link Officer could provide advice on the process although it was also detailed on Cornwall Council's website. Cllr Mrs James stressed that any decision taken by the Town Council to support community asset status would not commit the Town Council financially to the future of the building.

TC.353 THE NATIONAL TRUST, BOTALLACK, ST JUST

Cllr Stevens commented on the earthworks being undertaken at the car park to the front of the Count House, Botallack and what appeared to be an increase in the size of the car park and possible lack of planning consent for the works. In addition, there was also work being carried out to the granite faced walls in the garden of the Count House. The view locally was that the National Trust would be introducing a pay and display car park at Botallack and also Cape Cornwall and Lavant Mine. Cllr Stevens felt that if pay and display machines were to be introduced then the National Trust would lose local "goodwill" and that there would be a consequential increase in on-street car parking.

Ian Marsh, National Trust confirmed that the earthworks were being carried out as a result of a mining survey to shore up the "at risk" areas, the removal of mining spoil would also increase the number of car parking spaces. Mr Marsh commented that there had been in excess of 90,000 visitors to the site during 2015 and that increasing the number of car parking spaces would help to alleviate car parking problems in the local area.

In response members of the Town Council sought clarification as to whether or not the National Trust had the necessary permissions to remove the spoil. Mr Marsh explained that as the earthworks were being undertaken to protect the area from further mining subsidence, and within an existing car park informal advice had been obtained from Cornwall Council that planning consent was not required.

Mr Marsh also confirmed that car parking charging was now part of the Trust's national programme and that the revenue raised would be used to protect buildings. Charging at Botallack and Levant would not be introduced until the autumn 2016, with a 14 week consultation undertaken in advance of the introduction charging to mitigate against visual impact on the World Heritage Site. Planning permission would be required for the siting of the pay & display machine. The car parking would be staffed by the National Trust to stop inappropriate parking and monitor any displacement.

The Deputy Mayor expressed concern that the introduction of charging in the autumn would potentially affect the local community more than tourists to the area and asked if it would not be possible to delay the introduction of charging. Mr Marsh explained that ultimately charging would be in place all year round and that there would be no significant benefit in delaying its introduction. However, he took on board the comment regarding timing. The Town Council also asked if it would be possible for free passes to be issued to local residents similar to the scheme operated at Lands' End. Mr Marsh again explained that this was not part of the Trust's national policy but he agreed to pass on the Council's comments and to ensure that the local National Trust Ranger kept the Council updated on progress.

TC.354 FINANCE

(a) Grant Applications

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

The Town Council considered a report by the Town Clerk which set out a request for financial assistance from the Lafrowda Festival towards the costs of hosting the annual event.

RESOLVED : That the following grants be awarded:-

(a) Lafrowda Festival	£3,000.00
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(b) Accounts for Payment

RESOLVED: That the accounts to the value of £10,654.78 be approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

A letter of thanks had been received from the Pengarth Day Centre following the recent grant award.

TC.355 PLANNING

(a) Applications

PA16/02636 Demolition of existing agricultural building and construction of replacement general agricultural and machinery store at Nanquidno Cottage, Nanquidno, St. Just. Applicants: Mr. and Mrs. Thomas. **(T CI No objection)**

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

PA16/02520 Construction of new dwelling house, garage and associated works (Outline Approval PA13/06811) at Tregeseal Row, Road from New Road to Bosvargus Hill, Tregeseal, St. Just. Applicants: Mr. and Mrs. M.E. Roberts. **(T CI No objection but would like to recommend that the two gable ends be granite faced.)**

PA16/03097 Replace old wooden windows and door on front elevation with new pvcu windows and composite style entrance door at 4, No Go By Hill, Nancherrow, St. Just. Applicant: Mrs. Woodward. **(T CI No comment – permitted development)**

PA16/02986 This proposal is to add a porch and provide a more appropriate entrance to the property at Assembly, West Place, St. Just. Applicant: Mr. Andrew Harper. **(T Cl No objection)**

PA16/02889 Listed Building Consent for installation of water supply pipes at Counthouse Workshop, The National Trust Count House, Botallack, St. Just. Applicant: The National Trust. **(T Cl No objection)**

PA16/01163 Revised plans for erection of two semi-detached dwellings to replace existing sub-standard bungalow (Outline Application Number PA14/05619 – Approved) at Corsham, Boscaswell Downs, Pendeen (opposite to Calartha Terrace) Applicant: Mr. Michael Phillips. **(T Cl Objection on the grounds of inappropriate design which was not in keeping with the local area and use of materials. Local granite not “local sourced” granite to be used)**

(b) Decisions

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

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 at W.T. Warren & Son, Boswedden Road, St. Just. Applicant: Mr. Jason Jobling. **Approval** (T. Cl. Strong support).

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

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

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

PA16/02194 Non-material amendment following grant of planning permission PA14/01573 at 5, Carnyorth Terrace, Carnyorth, St. Just. Applicant: Mr. Ian Parsons. **Approval** (T. Cl. No Objection).

(c) Appeals

PA14/01377 Erection of a wind turbine 18.5m to tip and associated access at Cocks Roost, St. Just. Applicants: Mr. L. Chenery and Mrs. S. Watts. **Appeal Dismissed.** (T. Cl. Strong Objection – Within AONB, intrusive in the countryside).

TC.356 MATTERS FOR REPORT

Cllr Clemens reported that he had referred a matter regarding car parking at Vounder Glaze to Cllr Mrs James for investigation.

Cllr Stevens reported that work on the updated guide was continuing and he thanked all the Councillors for their help with editorial for the new guide.

TC.357 INFORMATION ITEMS

There were no information items.

The meeting closed at 7.53 p.m.

Town Mayor