

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 25 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	Mrs G Salmon
T McFadden	D Stevens
Mrs McQueen	

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Cllr Mrs. James – Cornwall Councillor  
Mary-Ann Bloomfield – St Just & District Trust  
Geoff Thomas – Planning Application PA15/11572

TC.249 APOLOGIES FOR ABSENCE

Apologies for absence were received from the Deputy Town Mayor and Cllr G Roberts.

TC.250 DECLARATIONS OF INTERESTS

The Town Mayor, Cllr N McFadden and Cllr T McFadden declared a non-registerable interest in min no. TC.261/16 (Applications) in respect of PA15/11572 as the applicant was a business client and agreed to withdraw from the meeting for consideration of the application.

Cllr N McFadden also declared a non-registerable interest in no. TC.261/16 (Applications) in respect of PA15/10501 as the applicant was a business client and agreed to withdraw from the meeting for consideration of the application.

Cllr Mrs Blundy declared a non-registerable interest in no. TC.261/16 (Applications) in respect of PA15/00030 as the applicant was a neighbour and agreed to withdraw from the meeting for consideration of the application.

TC.251 DISPENSATIONS

There were no dispensations granted.

TC.252 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 11 January 2016 be approved as an accurate record and signed by the Town Mayor.

TC.253 MATTERS ARISING

There were no matters arising from the minutes.

TC.254 ORDINALIA 2017

Mary-Ann Bloomfield, Chair St Just & District Trust attended the meeting to seek the Council's support for the Ordinalia plays project to be held in the Plain-an-Gwarry in September 2017. The Council was advised that the total cost of producing the plays was £145,000 and that funding applications were being submitted to the Heritage Lottery Fund and the Arts Council. It was also likely that a request for grant funding would also be made to the Town Council at a later stage.

RESOLVED That the Town Clerk be requested to send a letter of strong support for the project on behalf of the Town Council.

(Action by : Elaine Baker)

255. REPORT OF THE TOWN MAYOR, DEPUTY TOWN MAYOR & TOWN COUNCILLORS

Cllr Clemens reported that he attended a meeting to discuss a provision of a new cemetery in Pendeen on 16 January 2016. A local person had offered a piece of land which could accommodate up to 100 burial plots and the next step was to have a survey carried out to ensure that the land was fit for purpose. Access to the site also needed to be considered. Another meeting was to be held in due course and the Town Council was likely to be approached for a letter of support when the project reached planning stage.

TC.256 REPORT OF THE POLICE REPORT

In the absence of PCSO Andrew Tonkin, the Town Clerk presented the Police report for the period covering 26 November 2015 to 21 January 2016. During that period there had been 10 reported crimes which compared to 22 for the same period last year. The crimes reported were as follows:-

Assault (GBH)  
3 Common Assaults  
1 Theft  
3 Criminal Damages  
1 Drink Drive  
1 Burglary

TC.257 REPORT OF THE CORNWALL COUNCILLOR

Cllr Mrs James presented her monthly report of county matters as follows:-

In terms of Community Health Services, Cllr Mrs James reported that she had received a briefing from Phil Confue, Chief Executive of Cornwall Partnership NHS Foundation Trust, who was leading the consortium taking over provision. Whilst the transfer arrangements were not without their challenges, he was confident that, operationally there was full co-operation and that the public would see no difference after 1 April. The consortium contract was only for 2 years so would be more about taking stock and planning future services within the new Integrated Health and Social Care agenda than a short term revolution.

Also Cllr Mrs James advised the Town Council, that a consultation had started to shape the future of Cornwall's Health and Social Care Services and details of which could be found on the Cornwall Council website and social media.

A cross party submission to the Boundary Commission had been successful in that rushing the review, before the 2017 Unitary Authority elections, was unrealistic. The review would now start to agree the future number of Councillors by March 2017, but the electoral wards would be developed after May 2017, so the first elections to be run on these would be in 2021.

As part of the strategic partnership boards for the Penwith Partnership Landscape Project and the Tin Coast Project, Cllr Mrs James had signalled the potential benefits of a partnership with St Just Library and Tourist Information Centre. Work would continue with Cornwall Council Officers and the Friends Group to seek to find the best way forward for the library and early conversations suggested that we might be able to increase opening hours before the summer, which Cllr Mrs James hoped the Town Council would welcome and support. Hopefully some of the vague ideas re-funding and partnerships would come to fruition whilst the Town Council were busy focusing on other devolution matters and she hoped the Town Council would support library and TIC devolution plans, to a successful completion.

In Cllr Mrs James's last report reference had been made to the £44,487 Local Devolution Fund available to the Community Network. The fund had been set up to ease the way for devolution projects with a priority towards libraries. It would be for the Community Network to put proposals together for allocating the fund and whilst only local Cornwall Councillors would be able to vote on the allocation of that money, towns and parishes would have an influence, through the Network. There was an additional £1m being made available, across Cornwall, specifically for transforming the delivery of One Stop Shops and libraries and this would be used to fund transitional arrangements and, as far as Cllr Mrs James understood, this could potentially be over 4 years. Details were patchy as this information had only just come out.

In terms of the cemetery in Pendeen, there was a local land owner who was willing to donate land but it was very early days, in terms of whether that could lead to a solution. However, the people of Pendeen were very determined they and their children would keep the option to be able to be buried in the village and were willing to make it happen, with some support.

A consultation people might want to consider was the Town parking review for Bude, Falmouth and Penryn, Newquay, Penzance and Newlyn, St Ives, Truro and Wadebridge. Details were accessible on the Council website. Another consultation document about the Area of Outstanding Natural Beauty Management plans was also due to be published. This would be a significant document for our area and once the draft document was published, this Council might want to consider whether or not it responded as a Council or as individuals as it would become a material consideration, in terms of planning.

Regarding possible extended opening hours at St Just Library and TIC, (to which the Town Council made a financial contribution of £2,500.00,) the Town Clerk reported that a further meeting between the Friends Group and the Library Service was due to take place on 15 February 2016 and that any implications for the TIC would not be known until after that meeting. In any event, the Town Clerk confirmed that as the Town Council made a financial contribution it would be consulted on any proposed changes to the current arrangements.

TC.258 FALMOUTH PLACE AND CARNYORTH, ST JUST SIGNAGE

The Town Council considered a letter from Cornwall Council dated 4 January 2016 regarding a proposal for extending the limits of Carnyorth and amending signage at Falmouth Place hamlet.

RESOLVED: That Cornwall Council is advised that the Town Council does not support any extension to the limits of Carnyorth or Falmouth Place being signed separately, and therefore requests the reinstatement of the original "Falmouth Place" signage.

(Action by : Elaine Baker)

TC.259 PENDEEN PLAYING FIELDS

Cllr Stevens and the Town Clerk updated the Council on the progress being made on the transfer of the title deed of the playing field into the Council's ownership. Cornwall Council's Legal Services Team were currently working on the legal transfer which it was hoped would be completed in the coming weeks. Meetings had also been held with play equipment manufacturers to provide details on repair / replacement costs. A quotation had been received from Kompan, manufacturer of the majority of the play equipment to replace and install various new play equipment at a cost of £7,506.95 (plus VAT).

The Town Clerk also tabled an email from Cornwall Council dated 21 January 2016 which provided an update on a number of outstanding matters which the Town Council had asked Cornwall Council to action in advance of the transfer, such as the removal of the street lighting.

Cllr Stevens advised the Council that in his opinion the quotation from Kompan represented good value and recommended that the Town Council accept the quotation. He also suggested that, in light of the response from Cornwall Council, that a letter from Pendeen Silver Band be obtained confirming that the band had no objection to the removal of the lighting columns. In addition, he proposed that a request be made to Cornwall Council for a grant towards the agreed repairs (£750.00), and to pursue a contribution to the cost of repairing the Single Point Tyre Swing to enable the Town Council to proceed with the repairs to avoid further delay.

The Town Council agreed that it was important to move forward with the play equipment repairs but expressed some concern about carrying out repairs to the equipment in advance of any formal handover. The Town Clerk agreed to seek confirmation from Cornwall Council that it had no objection to the repairs being carried out.

Following detailed consideration the Town Council RESOLVED: That

1. That Standing Orders on Contract be waived to enable the quotation from Kompan to replace and install play equipment at Pendeen Playing Field at a cost of £7,506.95 (plus VAT) be accepted in view of the specialist equipment and that the additional expenditure be met from the Council's "free reserve";
2. That a letter be obtained from Pendeen Silver Band in support of the removal of the lighting columns within the playing field;
3. Cornwall Council is advised that the Town Council wishes to proceed with play equipment repairs without any further delay and requests that a grant of £750.00 is made to the Town Council by way of a contribution to the repairs (as set out in the email dated 21 January 2016);
4. A contribution is also sought from Cornwall Council towards the cost of the repairs to the Single Point Tyre Swing; and
5. An assurance is sought from Cornwall Council that it has no objection to the repairs being carried out in advance of the formal transfer of the title deed.

(Action by : Elaine Baker)

TC.260 FINANCE

(a) Grant Applications

There were no grant applications.

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £249.09 be approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

There were no letters of thanks.

TC.261 PLANNING

(a) Applications

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

**PA15/12084** Pollarding of 4 sycamores and height reduction of an alder tree at Treganowan, Tregeseal, St. Just. Applicant: Mrs. R. Cox. **(For Information Only)**.

In accordance with her declaration of interest Cllr Mrs Blundy withdrew from the meeting for consideration of the following application.

**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, St. Just. Applicant: Mr. Kevin Williams. **(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. **(T Cl No objection)**

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

**PA15/10501** Removal of gable wall to outhouse and replacement of existing single window with triple paned bi-fold door at Westbounds access track to Eastbounds and Westbounds, Cape Cornwall, St. Just. Applicant: Mr. Godfrey Davis. **(T Cl Strong objection Town Council has no issue with the bi-fold doors but would wish to see a total reinstatement of granite on the elevation)**

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

In the absence of the Town Mayor, Cllr Stevens took the Chair for the following application.

With the agreement of the Chair, Mr Thomas addressed the Town Council and raised an objection to the following planning application on the grounds of the inappropriate location for the building which made negative impact on the rural landscape.

**PA15/11572** Retention and completion of new greenkeeper's building after removal of portable cabin and conversion of previous store within main buildings under PA12/11275 at Cape Cornwall Golf and Country Club, Road between Cape Cornwall Street and Upper Praze, St. Just. Applicant: Mr. G. Firmager. **(T Cl Strong objection on the grounds of inappropriate location which would create an unacceptable precedent of building in the countryside within the AONB and WHS)**

(b) Decisions

**PA15/10047** Construction of cutting plant with chiller, cold store and associated works at Gews Farm Barns, Bethany Place, St. Just. Applicant: Mr. T. McFadden. **Withdrawn (T. Cl. No Objection).**

The Town Clerk also reported that in respect of **PA15/10221, land adjoining Benoni Villa, Boscaswell Down, Pendeen**: Cornwall Council had received

amended plans incorporating additional granite facing on the lounge, lowered pitch to be more reflective of the area and better proportioned windows. Although the Town Council had raised no objection to the application it had requested additional granite facing on the lounge and these amendments addressed the Town Council's comments.

TC.262 MATTERS FOR REPORT

The Town Clerk reported that an invitation had been received for the Town Council to attend a presentation event at Penzance Community Fire Station on 24 March 2016 to a group of students at Cape Cornwall school who had recently completed a course operated by the Phoenix Team.

Cllr Morris reported that he had also attended the Pendeen cemetery meeting on 16 January 2016.

Cllr Stevens requested that the issue Town Council signage is placed on the next agenda.

(Action by : Elaine Baker)

TC.263 INFORMATION ITEMS

The Town Council noted the letter from the Smaller Authorities' Appointments Ltd which provided details on the arrangements for external audit following the abolition of the Audit Commission on 1 April 2015.

The meeting closed at 8.20 p.m.

Town Mayor