

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 6 March 2017 at 7.15 p.m.

PRESENT

Cllr K McFadden - Town Mayor

COUNCILLORS

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

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Cllr Mrs James – Cornwall Councillor  
James Hardy – Community Link Officer  
Grenville Prowse – Local Resident  
Constance Moor – Local Resident  
Rebecca Griffiths – Objector PA17/01241  
Sharon Olds – Local Resident  
Dave Munday – Local Resident  
Local residents

PUBLIC ADDRESS AT COUNCIL MEETINGS

It was agreed that the question by Mr Munday would be put to the Council when the item on the Freehold Acquisitions – Council Building & Lafrowda Car Park was considered.

TC.264 APOLOGIES FOR ABSENCE

There was an apology for absence from the Deputy Mayor.

TC.265 DECLARATIONS OF INTERESTS

The Town Mayor and T McFadden declared a non-discloseable interest in min no. TC.274(b)/17 (Accounts for Payment) as they were related to a payee on the schedule of payments and in respect of min no. TC275(a)/17 (Applications) PA17/01172 as the applicant was a business customer and agreed to withdraw from the meeting for consideration of the item.

Cllr N McFadden declared a discloseable interest in min. no. TC.274(b)/17 (Accounts for Payment) as the owner of Cornwall Garden Services a payee on the schedule of payments and in min. no. TC.275(a)/17 (Applications) PA17/01172 as an adjoining landowner and agreed to withdraw from the meeting for consideration of both items.

Cllr G Roberts declared a discloseable interest in respect of min. no. TC.275(a)/17 (Applications) PA17/01172 as a tenant on the site and agreed to withdraw from the meeting for consideration of the application.

Cllr D Roberts declared a discloseable interest in respect of min. no. TC.275(a)/17 (Applications) PA17/01172 as an adjoining business owner and agreed to withdraw from the meeting for consideration of the application. Cllr D Roberts also declared a non-discloseable interest in relation to PA17/01465 as the applicant was a family friend and agreed to withdraw from the meeting for consideration of both applications.

TC.266 DISPENSATIONS

There were no dispensations granted.

TC.267 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 20 February 2017 be approved as an accurate record and signed by the Town Mayor.

TC.268 MATTERS ARISING

There were no matters arising from the minutes.

TC.269 NEIGHBOURHOOD PLANNING

James Hardy, Community Link Officer attended the meeting to provide the Town Council with an update on the neighbourhood planning process in the context of the new Cornwall Local Plan. Mr Hardy acknowledged that Cornwall Council was behind in the process and final Secretary of State approval. The delay had arisen due to a demand from Central Government to increase the overall housing figures to 52,000 up to the end of the plan period 2030. Public consultation would be undertaken in May / June 2017 with the final Examination in Public due in September / October and hopefully Secretary of State approval to the document in February / March 2018. The vision and focus of the new plan was growth, transport, housing and infrastructure focussing on the key towns as economic centres helping to sustain economic growth for their areas.

In terms of the planning system, the default position was “pro development” with the local plan setting out the technical detail in response to the National Planning Policy Framework. The development of a neighbourhood plan gave town and parish councils the opportunity to look at land usage at a more local level; by identifying what was important and developing a plan which included policies for the local area in compliance with the Cornwall Local Plan. Local councils had the opportunity to develop their own levels of designation and identify local environmental assets. The fundamental difference was that the policies contained within a neighbourhood plan were part of the statutory planning framework, and would be considered as part of the

planning process. Currently, town and parish councils were only a statutory consultee in that process; the development of a neighbourhood plan gave the local community a voice to be heard.

Mr Hardy went on to explain changes to the process and the legislative requirement to complete the process for “area of designation”. It was important that the “area of designation” encompassed the whole parish boundary, was community driven and led.

The first stage was to formally write to Cornwall Council to become a neighbourhood plan designated area which required Secretary of State approval. The average cost of producing a plan was £10,000 but for Town Councils the figure could be as high as £40,000. A Government grant of up to £9,000 was available to help scope the plan and seek community engagement. As of January 2017, there were 101 designations across Cornwall.

The Town Council was advised that Cornwall Council’s Planning Service could provide assistance with statutory consultations / examination in public and referendum. Only a majority in favour of those responding to the referendum was required to enable the plan to be adopted. The application process for funding was currently closed and would not re-open until the new financial year. A toolkit was also available on Cornwall Council’s website on the development of a project plan. Mr Hardy also commented that one of his roles was to help offer support to local councils throughout the process.

Following the presentation, the Council agreed that an item be placed on the agenda for the next meeting on 20 March 2017 to seek Council’s support to the submission of a formal area of designation request to Cornwall Council to commence the formal neighbourhood planning process.

(Action by: Elaine Baker)

TC.270 FREEHOLD ACQUISITIONS – COUNCIL BUILDING AND LAFROWDA CAR PARK

Question from Dave Munday, 11 Victoria Row, St Just

*“How does the Town Council intend to consult the community of St Just and Pendeen on the proposal to purchase the Town Council building from Cornwall Council?”*

In response, the Town Mayor confirmed that the Council would consult the local community on the Council’s decision to proceed with the acquisition of the Council building, and he confirmed that if it was the wish of the local community a public meeting would be held.

The Town Clerk reminded the Council that in accordance with financial regulation 4.6

*“No expenditure shall be authorised in relation to any capital project and no contract entered into or tender accepted involving capital expenditure unless the Council is satisfied that the necessary funds are available and the requisite borrowing approval has been obtained”*

To date no detailed financial information had been received from Cornwall Council regarding the revenue costs in respect of Lafrowda Car park and the Council building and therefore the Council was not in position to proceed with any purchase. The Town Clerk also commented that, until the Council had all the relevant information, and the proposals had been fully costed, the Council did not have the requisite information on which to effectively consult the local community.

Several Town Councillors commented on the need to initiate the process despite the lack of information as one was dependent on the other. Councillors also commented on the delay in completing the transfer of the Lafrowda Car Park since the initial decision to purchase the freehold had been taken. Again, the Town Clerk explained that the Council had been unable to move the process forward as information was still awaited from Cornwall Council on such issues as revenue costs and land ownership.

In response, James Hardy, commented on the internal processes that had to be completed by Cornwall Council before any disposal could be completed and that these had also delayed the process. He also acknowledged that there had been a significant delay in providing the Town Council with the additional information that it had requested.

Cllr Mrs Blundy commented on the need to keep the two issues separate as she felt that there was support in the local community for the purchase of the car parks and the toilets and hoped that this could be completed without any further significant delay. Cllr Mrs James suggested that, it might be helpful for a further meeting to be arranged between the Town Council and Cornwall Council at the earliest opportunity to discuss the outstanding issues regarding the Lafrowda Car Park disposal, with a view to expediting the completion of the acquisition before the end of the current Council's term of office.

RESOLVED: That a meeting be held between the Town Council and Cornwall Council at the earliest opportunity to expedite the freehold purchase of Lafrowda Car Park, together with Pendeen Car Park, toilets, bus shelters and recycling centres in both locations before the end of the Council's current term of office.

(Action by: Cllr Sue James / Elaine Baker)

TC.271 WEED TREATMENT

The Town Council considered a quotation from Cormac Solutions Ltd. regarding weed treatment in 2017.

The Council was advised that the rate had been maintained at the same rate as 2016, £150/km and would include two applications per year. The quotation had been based on a measured distance of 13.68 km for St Just at a cost of £2,052.00 plus VAT.

RESOLVED: That the quotation from Cormac Solutions Ltd in respect of weed treatment in 2017 at a cost of £2,052 plus VAT be accepted.

(Action by: Elaine Baker)

TC.272 DEFIBRILLATOR

The Town Council considered the issue of the relocation of the defibrillator following the decision taken by the Co-operative to remove the equipment from its premises. The Town Clerk also advised the Town Council of additional information from the Ronnie Richards Memorial Charity (RRMC) regarding new external cabinets at a cost of £430.00 plus VAT, potential agreement from the Co-operative to cover the cost of the electrical installation and the gesture from the RRMC to pay half of the cost of the new cabinet and free on site CPR & AED training for 6 people.

The Town agreed that the most convenient location for the equipment was on the Council Offices building and it was RESOLVED that the Town Clerk be instructed to seek approval from Cornwall Council to the installation of the existing equipment on the outside of the Council building and the engagement of an electrician to undertake the necessary electrical connections.

(Action by: Elaine Baker)

TC.273 GORSEDH KERNOW

The Town Council considered a request to host the 2019 Cornish Gorsedh bardic ceremony.

RESOLVED: That Gorsedh Kernow be advised that the Town Council would be interested in hosting the 2019 Cornish Gorsedh bardic ceremony and that an invitation be extended to attend a future meeting of the Council after the election in May and to give a presentation on the event and likely cost implications.

(Action by: Elaine Baker)

TC.274 FINANCE

(a) Financial Assistance

There were no applications for financial assistance.

(b) Accounts for Payment

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

In the absence of the Town Mayor, Cllr Clemens took the Chair for consideration of the following item.

RESOLVED: That the accounts to the value of £938.54 be approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

The Town Council received letters of thanks from the Cornwall International Male Choral Festival and the Pengarth Day Centre following their recent grant awards.

TC.275 PLANNING

(a) Applications

On behalf of adjoining property owners, Ms Griffiths outlined their objections to the proposed development which included impact on neighbouring properties, design out of keeping and over-development of the site.

**PA17/01241** Demolition of garage and construction of dwelling on land rear of 13, Bank Square, North Row, St. Just. Applicant: Mr. W. Hocking. **(T CI Objection – Agreed with Planning Officer comments).**

**PA16/11230** Construction of bases for static caravans at Kelynack Caravan Park, Crippas Hill, St. Just. Applicant: Mr. F. Grose. **(T CI No objection).**

**PA17/00465** Use of land for the siting of 2 safari tents for tourist “glamping” accommodation with associated parking at Boswidden Road from Kelynack Caravan Park to junction S.E. of Labour in Vain, Bosworlas, St. Just. **(T CI Support)**

**PA17/00717** Demolition of conservatory extension and shed, construction of single storey extension including balcony and replacement shed, provision of decking and rendering of dwelling at 23, Carrallack Mews, St. Just. Applicant: Mrs. L. Marsen. **(T CI No objection)**

In accordance with their disclosures of interest the Town Mayor, Cllr N McFadden, Cllr T McFadden, Cllr G Roberts and Cllr D Roberts withdrew from the meeting for consideration of the following planning application.

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

**PA17/01172** Retrospective change of use of agricultural land to siting of containers and associated works on Storage Site, South Bosvargus Farm, Bosvargus, St. Just. Applicant: Mr. Wills. West Country Removals. **(T CI Strong objection)**

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

**PA17/01465** Application for removal of Condition 5 in respect of Decision Notice W1/07/P/0749 to allow outbuilding to be used as self-contained, year round, holiday accommodation at 8, Tregeseal Terrace, Tregeseal, St. Just. Applicant: Ms. Philomena Packer. **(T CI No objection)**

**PA17/01794** Felling of Ash (T1) felling of Cherry Tree (T2) and reduction of canopy of Ash Tree (T3) at Rosewell, Cot Valley, St. Just. Applicant: Mrs. Alexandra Maund. (**Deferred until next meeting pending receipt of Tree Officer comments**)

**PA17/01251** A polytunnel for horticultural use at Hillview Cottage, Kelynack, St. Just. Applicant: Mr. Chris Simpson. (**T Cl No objection**)

(b) Decisions

**PA17/00202** Replacement windows and door on front elevation at 5, Boswedden Road, St. Just. Applicants: Mr. and Mrs. Mariott. **Approval** (T. Cl. No Objection).

TC.276 INTERNAL AUDIT COMMITTEE

The Town Council received the minutes of the Internal Audit Committee dated 3 February 2017 and considered the recommendations contained therein.

RESOLVED: That the recommendations as set out in the minutes be approved (copy appended to the signed minutes).

(Action by: Elaine Baker)

TC.277 WEST PENWITH COMMUNITY NETWORK PANEL

The Town Council noted the report from Cllr Mrs Bundy on her attendance at the West Penwith Community Network Panel held on 16 February 2017. Cllr Mrs Blundy reported that the next meeting was due to be held on 16 March 2017 when the Chief Executive of the Police & Crime Commissioners Office was due to attend.

TC.278 MATTERS FOR REPORT

The Town Clerk reported that an enquiry had been made via the Council's website from Jennifer Reynolds asking that the Town Council considered funding a memorial bench in the memory of John Harry.

Cllr Clemens reported on the continuing problems of contractor access at Pendeen Playing Field. Cornwall Garden Services as the Council's playing field maintenance contractor was requested to return the keys to the Town Clerk's Office which in future would only be issued when the monthly maintenance and play equipment inspections were carried out. The Town Clerk was also instructed to write all occupiers of Crescent Place, Pendeen to advise them that in future there would be no contractor access to the rear of their properties over the playing field due to health & safety concerns.

(Action by: Elaine Baker)

Cllr Mrs Blundy reported on the successful demonstration which was held on Saturday 4 March 2017 in St Just in support of the NHS.

Cllr Mrs Cock reported on the current situation regarding the continuing vandalism of the car parking ticket machine at Levant Tin Mine. Whilst Mrs Cock understood the public's frustration with the decision taken by the National Trust to introduce car parking charges at their sites she felt that this type of behaviour was totally unacceptable.

TC.279 INFORMATION ITEMS

None received.

Meeting closed at 8.30 p.m.

Town Mayor