

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 3 July 2017 at 7.15 p.m.

PRESENT

Cllr Brian Clemens - Town Mayor
Cllr Marna Blundy - Deputy Town Mayor

COUNCILLORS

Zoe Baxter	Louise Paine
Sue James	Grenville Prowse
Jonathan Manser	Geoff Roberts
Constance Moore	Bev Strick
Farmer Morris	

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Neil & Nikki McFadden – Applicants PA15/05214 & PA17/05626
Mark Semmens
Stephen Semmens
Dave Roberts
Sharon Olds
Mr & Mrs Charman
Kate Ellis
Local residents

TC.47 APOLOGIES FOR ABSENCE

There was an apology of absence from Debbie Shephard.

TC.48 DECLARATIONS OF INTERESTS

Farmer Morris declared a non-discloseable interest in min no. TC.57(a)/17 (Financial Assistance) as a member of St Just Cricket Club Committee and agreed to withdraw from the meeting for consideration of the club's grant application.

Geoff Roberts declared a non-registerable interest in min no. TC.57(a)/17 (Financial Assistance) as he was related to one of the boys from St Just Cricket Club seeking financial support and agreed to withdraw from the meeting for consideration of the grant application.

TC.49 DISPENSATIONS

There were no dispensations granted.

TC.50 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 19 June 2017 be approved as an accurate record and signed by the Town Mayor.

TC.51 MATTERS ARISING

There were no matters arising from the minutes.

TC.52 THE LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND (LGBCE) – ELECTORAL REVIEW OF CORNWALL

The Town Council considered a consultation from the LGBCE regarding the current electoral review of Cornwall, and the proposal to reduce the number of Cornwall Councillors from 123 to 87. In its deliberation, the Council considered the following questions: -

- Do you think 87 is the right number of councillors to be able to take decisions effectively?
- Would a council of 87 enable the Council to represent the interests of all Cornwall's communities?
- If you don't agree that Cornwall should be represented by 87 councillors, what would your alternative number be, and why?

The Deputy Mayor commented that she did not feel that the proposed number of 87 Cornwall Councillors was sufficient representation for the electorate and would result in a democratic deficit with local councils having to take on more case work for which they did not have the resources. The Deputy Mayor supported the proposal put forward by Cornwall Council to the LGBCE for 99 councillors.

Sue James, in her capacity as an elected Cornwall Councillor, commented on the pressure to reduce the number of elected representatives and the view from the LGBCE that Cornwall Councillors' role should be purely strategic: with the demise of the district councils in 2009 she questioned that with the loss of a tier of local government in Cornwall, how Cornwall Councillors could only act strategically. Cornwall Council's submission was based on the evidence that their role was more than just strategic.

The Town Council RESOLVED to advise the LGBCE that it supported Cornwall Council's submission for 99 councillors.

(Action by: Elaine Baker)

TC.53 NEIGHBOURHOOD PLANNING

The Town Clerk reported that she had met informally with James Hardy to discuss the next steps in the neighbourhood planning (NP) process, following the previous Council's decisions to go ahead with area of designation which had been formally approved by Cornwall Council in March this year.

The Town Clerk stated that the next step was to develop a comprehensive community engagement strategy which would determine the level of public interest within the local community for the development of a plan. James Hardy had suggested that the best way to achieve this would be for the Town Council to establish a small Community Engagement Strategy Working Party, comprising Town Councillors and Clerk, which would be assisted by James Hardy, to develop the strategy. Once the strategy had been developed a series of community events would be held across the parish outlining the NP process and seeking expressions of interest from members of the public who would be willing to assist in the development of a plan as part of the formal steering group. The development of the communications strategy was crucial to the success of a NP as it was one of the first elements looked at by the Planning Inspector which would ultimately be responsible for recommending that it proceed to referendum stage. The lack of a robust community engagement strategy in other parishes had led to further work on the development of plans.

The Town Clerk reminded the Council that as St Just was a parish in terms of the NP process the Town Council was the “qualifying body”.

If the Town Council still wished to sponsor a stall at Lafrowda regarding the NP, all that could be promoted at this stage was information about what a plan was, together with basic information about the process and obtain details from anyone in the parish wishing to assist in the process.

The Council agreed that it should host a stall and that following the event further consideration be given to the establishment of a working party to develop a robust community engagement strategy.

It was agreed that Sue James would coordinate the arrangements for Lafrowda Day.

(Action by: Elaine Baker)

TC.54 ST JUST RECREATION GROUND

The Town Council considered the results of the recent consultation carried out by Cornwall Council regarding the possible future development of St Just Recreation Ground which had been deferred from the last meeting.

The results showed that, of those who responded, the most important area to invest in the recreation ground was identified as the skate park which represented 47.69% of the total responses. A bowl (44.72%) was seen as essential in any new skate park facility with the facility constructed in concrete (42.31%). If there were to be improvements to the play area the results showed that 27.54% of people wanted improvements in the 4-8-year range and 27.65% in the 1 to 5-year range, with a climbing facility identified as the main piece of play equipment currently missing.

Cornwall Council currently had £30,000 in its budget to support any future investment in new equipment which could also be used to attract match funding.

The Town Mayor commented that, with Sue James, he had previously attended a meeting of Cape Cornwall School's Council to discuss the recreation ground which had come forward with some exciting ideas, and he encouraged Town Council participation in any future discussions.

Cornwall Council had suggested that a small working party be established with a view to moving the proposal forward and arranging a public meeting. It was AGREED that Sue James would liaise with the Town Clerk and Stuart Wallace, Cornwall Council's Public Open Spaces Officer regarding the arrangements.

(Action by: Sue James / Elaine Baker)

TC.55 LETTER OF SUPPORT – CROWLAS BYPASS NOW ACTION GROUP

The Town Clerk explained that a request had been received from the Crowlas Bypass Now Action Group for a letter of support from the Town Council for a new bypass from St Erth to Newtown as it had been listed with 11 other schemes in the South West in Highways England RIS 2 Programme 2020 / 25.

RESOLVED: That the Town Clerk be requested to send a letter of support to the Crowlas Bypass Now Action Group in support of a new bypass between St Erth and Newtown.

(Action by: Elaine Baker)

TC.56 COUNCIL NOTICEBOARDS

Sue James raised the issue of the condition of the Council's noticeboards, particularly the backing boards. The Town Clerk advised the Council that the boards had been replaced in 2010, and the backing sheets last year. In addition, the plastic sheeting on the front of the Pendeen noticeboard had also recently been replaced.

The Town Mayor reported that he and Farmer Morris had looked at the Boards and taken some remedial action to stop the ingress of water and would look at replacing the backing board with cork boarding.

TC.57 FINANCE

(a) Financial Assistance

The Town Council considered a report by the Town Clerk which set out requests for financial assistance from the Lafrowda Festival towards the annual festival, Pendeen Outreach towards its running costs, St Just Sports Centre towards its ongoing maintenance of the building and St Just Cricket Club in support of the selection of three of its junior members in the U13 Cornwall Schools Squad tour of South Africa in 2018.

RESOLVED: That the following grants be awarded

- | | | |
|-----|-----------------------|-----------|
| (a) | Lafrowda Festival | £2,500.00 |
| (b) | Pendeen Outreach | £750.00 |
| (c) | St Just Sports Centre | £4,000.00 |

In accordance with their disclosures of interest Farmer Morris and Geoff Roberts withdrew from the meeting for consideration of the following grant application.

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|-----|----------------------|-----------|
| (d) | St Just Cricket Club | £1,500.00 |
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(Action by: Elaine Baker)

- (b) (i) Accounts for Payment

RESOLVED: That the accounts to the value of £706.53 be approved for payment.

(Action by: Elaine Baker)

- (c) Letters of Thanks

There were no letters of thanks.

TC.58 PLANNING

Cllr Mrs James made the following statement: -

“As both a Cornwall Councillor and Town Councillor for the St Just-in-Penwith Electoral Division, I wish to make it clear that any views and opinions expressed today will not affect my decision making at a later stage of the planning process when I might have additional information and be in a different role.”

- (a) Applications

PA17/05308 Removal of dilapidated stone building and construction of new garage/workshop at Higher Chyoone Cottage, New Road between The Turnpike and A.3071 St. Just. Applicants: Mr. and Mrs. P. James. **(T CI No objection)**

PA17/04282 Retention and completion of an extension, alterations, refurbishment works and associated works at Cot Manor, Road from Cot Manor to Kelynack Farm, Cot Valley, St. Just. Applicant: Mr. C. Haffner. **(T CI reaffirms its objection to the unauthorised works and endorses Planning Officer’s comments).**

PA17/04283 Listed Building Consent for an extension, alterations, refurbishment works and associated works at Cot Manor, Road from Cot Manor to Kelynack Farm, Cot Valley, St. Just. Applicant: Mr. C. Haffner. **(T CI reaffirms its objection to the unauthorised works and endorses Planning Officer’s comments).**

PA17/05509 Erection of oak framed garden room and garage at Portherras Farm, Pendeen. Applicants: Dr and Mrs. Fitzgerald Fraser. **(T Cl No objection)**

Sue James advised the Town Council that she would not be voting on the following two applications by Mr T N McFadden due to her Cabinet member role.

PA15/05214 Change of use of land to Landscape Contractor's business comprising storage of topsoil, aggregates, logs, turf and reclaimed materials, together with ancillary sales, screening of topsoil and crushing of concrete, stationing of bins to store wood, plastics, compost and glass, stationing of a skip to hold any waste products that may arise from the activities, stationing of associated administration cabin and maintenance and parking of associated vehicles. Retention and completion of engineering operations, including the formation of earth bunds, re-profiling of the land and provision of gravel stone surface on Access track to Leswidden Fuel Depot, St. Just. Applicant: Mr. T.N. McFadden.

As an objector, Dave Roberts outlined his objections to the proposed application to the Town Council.

Neil McFadden, as the applicant, made a short statement to the Council in support of applications PA15/15214 and PA17/05626.

It was proposed by Geoff Roberts and seconded by Zoe Baxter that the Town Council raises an objection to application PA15/05214 and supports Planning Officer comments.

It was further proposed by Jonathan Manser and seconded by Farmer Morris that application PA15/05214 be supported.

The second proposition to support the application was put to the vote as follows:

*For 2
Against 6
Abstention 1*

The second proposition was lost.

The original proposition to raise an objection was put to the vote as follows:

*For 8
Against 2
Abstention 1*

The original proposition was approved.

Therefore, the Town Council's approved comment on **PA15/05214** was that Cornwall Council is advised that **"this Council objects to the application and supports the Planning Officer's comments"**.

PA17/05626 Extension to existing Landscape Contractor's site at Carnyorth Industrial Estate, Access track to Carnyorth Amenity Site, Carnyorth, St. Just. Applicant: Mr. T.N. McFadden.

It was proposed by Jonathan Manser and seconded by Bev Strick that the application be supported.

It was further proposed by Marna Blundy and seconded by Louise Paine that the Town Council raises an objection to the application.

The second proposition to raise an objection was put to the votes as follows: -

For 4

Against 5

Abstention 1

The second proposition was lost.

The original proposition to support the application was put to the vote as follows: -

For 5

Against 4

Abstention 1

The original proposition to support the application was approved.

Therefore, the Town Council's approved comment on **PA17/05626** was that Cornwall Council is advised that "**this Council supports the application**".

The Deputy Mayor requested that her disappointment to the Council's decision be recorded in the minutes.

PA17/05884 Non-material amendment to alter roof finish to pitched roof element. Approved zinc roof finish to be altered to anthracite (dark grey) steel insulated corrugated roofing panels to PA16/10985 at Boscean Country House, St. Just. Applicants: Mr. and Mrs. Conway. **(T Cl No objection)**

PA17/04421 Construction of single storey rear extension including rooflights at Flat 1, Nanpean Farm, Cape Cornwall, St. Just. Applicant: Ms. L. Manning. **(T Cl No objection)**

(b) Decisions

PA17/03853 Conversion and extension of existing granite studio with demolition of existing lean-to store to provide a one bedroom single storey dwelling at Higher Keigwin, Access to Higher Keigwin, Pendeen. Applicants: Mr. and Mrs. Piers and Lisa Guy. **Approval** (T. Cl. No Objection).

PA17/04025 Retrospective change of use for parking area at West Winds, Little Brea Vein, B.3306 between road junction south of Lands End Airport and Crippas Hill, Kelynack, St. Just. Applicant: Mr. Christopher. **Approval** (T. Cl. No Objection).

PA17/04190 Proposed metal garage at 8, Boscaswell Estate, Boscaswell Road, Lower Boscaswell, Pendeen. Applicant: Mr. Anthony May. **Approval** (T. Cl. No Objection).

TC.59 QUARTERLY BUDGET MONITORING

The Town Council received details of income and expenditure, together with bank reconciliations for the period 1 April to 30 June 2017, together with monthly bank and petty cash reconciliations which had been independently verified by Cllr Geoff Roberts in accordance with Financial Regulations (copy appended to the signed minutes).

TC.60 APPROVAL TO USE THE PLAIN-AN-GWARRY AND ELECTRICITY SUPPLY

RESOLVED: That the applications to use the Plain-an-Gwarry and electricity supply at the Plain and Market Square, St Just during the Lafrowda festivities from 2 to 15 July 2017 inclusive be approved.

TC.61 INFORMATION ITEMS

The Town Council was advised that this year's Mayor's Sunday was to be held on 17 September at Pendeen Church followed by a reception at The North Inn.

TC.62 Matters for Report

Sue James reported on recent discussions with St Just in Bloom regarding Cormac's grass cutting regime, and commented that if desired, the Town Council could "top up" by purchasing additional cuts which other local councils had instigated.

Sue James also commented that she had been given a briefing by Cornwall Council's Property Services on the potential devolution of assets on which it was suggested she could brief the Town Council. The Town Mayor expressed his dissatisfaction with this and commented that all Council business should be transacted through the Town Clerk's Office and not directly with individual members of the Town Council. James Hardy, Community Network Manager with whom the Council had been liaising regarding devolution issues would be contacted to discuss the situation. It was anticipated that the Town Council would be provided with a full briefing from officers of Cornwall Council as soon as a date could be arranged.

(Action by: Elaine Baker)

Farmer Morris reported that he had represented the Town Council at the West Area Planning Sub Committee to present the Council's objections to planning application PA17/01726 a proposed annex extension at 8 Falmouth Place, Carnyorth. The Sub-Committee had upheld the Town Council's and other objections and refused the application.

Geoff Roberts reported on problems of alcohol consumption in the churchyard. The Town Clerk said that she would make PCSO Andrew Tonkin aware of the problem.

Geoff Roberts also reported that the drainage gully running alongside the Venton East footpath needed clearance. Sue James advised to report the matter via Cornwall Council's website.

Bev Strick reported that she was still in the process of arranging a meeting to discuss Pendeen Cemetery.

The Deputy Mayor reported that she had attended the Mazey Day Parade and luncheon. In addition, the Penzance Town Cryer had offered his service to the Council and it was agreed to place the item on the agenda for the next meeting.

(Action by: Elaine Baker)

The Town Mayor reported that he had opened the Pendeen Church Fete, attended the Lafrowda Service in the Methodist Chapel and Helston Town Council's Civic Parade.

Meeting closed at 9.05 p.m.

Town Mayor