

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 September 2018 at 7.15 p.m.

PRESENT

Cllr Brian Clemens - Town Mayor

COUNCILLORS

Bev Strick

Jonathan Manser

Farmer Morris

Louise Paine

Debbie Shephard

Sue James

Zoe Baxter

LOCUM TOWN CLERK

Cas Leo

ALSO, IN ATTENDANCE

Vicky Clackworthy + 47

Mr T. Mole registered to speak PA18/03982

The meeting followed on from the earlier meeting (open) at 6.45pm that allowed the public to discuss the Library with the Town Council.

One-minute silence was held before the Meeting for Mrs Shirley Woolcock (Wife of Former Mayor).

TC.96 APOLOGIES FOR ABSENCE

Marna Blundy, Grenville Prowse, Constance Moore and Geoff Roberts

TC.97 DECLARATIONS OF INTERESTS

Brian Clemens Grass Cutting Contract

Jonathan Manser Planning PA18/05763/4

Louise Paine Planning PA18/07433

TC.98 DISPENSATIONS

There were no dispensations granted.

TC.99 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 30 July 2018 be approved as an accurate record and signed by the Town Mayor.

TC.100 MATTERS ARISING

None

TC.101 FINANCE

(a) Financial Assistance.

None.

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £1004.09 be approved for payment.

(Action by: Clerk)

(c) Letters of Thanks

Sports Centre and Yuletide Fair.

(d) Auditor

The current auditor Mr S Hudson has asked if the Council can select its auditor for 2018/19. Mr Hudson has been the Council's internal auditor for many years. The Council agreed to enter in agreement for his services.

RESOLVED: it was agreed that Mr Hudson would be the auditor.

(Action by: Clerk)

TC.102 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) **Application** PA18/06304

Proposal Variation of condition 1 in relation to decision notice PA17/11112 dated

28/02/2018: Reduction in scale yet retaining the style, design and materials of the approved dwelling

Location 21 Falmouth Place B3306 Between Carnyorth Hill And No Go By Hill St Just TR19 7QB

Applicant Mr Karl Callighan **(T. Cl. No Objection).**

Application PA18/06390

Proposal To convert the existing barn space and construct a minor side extension to create a one- bedroom dwelling.

Location Land and Garage Adj To Blackberry Stamps Tregeseal St Just Cornwall

Applicant Mr And Mrs Mulvey **(T. Cl. No Objection).**

Application PA18/06637

Proposal Single domestic garage

Location New Cottage Boswedden St Just TR19 7NJ

Applicant Mr Woodcock **(T. Cl. No Objection).**

Application PA18/06820

Proposal Proposed two storey extension to the rear of the house

Location Carrallack Villa St Just TR19 7LZ

Applicant Mr And Mrs Johnathon And Romola Delvile **(T. Cl. No Objection).**

Application PA18/06306

Proposal Listed building consent for Construction of timber shed and timber greenhouse.

Location 3 - 4 Chy An Gwyador Bojewyan Stennack Pendeen Penzance

Applicant Mr Keith Aspden **(T. Cl. No Objection).**

Application PA18/06650

Proposal Demolition of existing garage and construction of self-contained annex for holiday use and extension and upgrade of existing cottage.

Location New Cottage Boswedden St Just TR19 7NJ

Applicant Mr Woodcock **(T. Cl. No Objection).**

Application PA18/07086

Proposal Resubmission of approved PA15/05248. Proposed roof extension, side extension, rear extension and associated works.

Location Moorside Newtown St Just TR19 7PA

Applicant Mrs K Knuckey **(T. Cl. No Objection).**

Application PA18/03982

Proposal Construction of three detached open market and three affordable detached dwellings, new private road, landscaping and associated works

Location Land Rear Of Old Foundry Close Old Foundry Close Nancherrow St Just Cornwall TR19 7QS

Applicant: Mr A Holman **(T. Cl. Strong Objection).**

Application PA18/07289

Proposal Proposed front porch

Location 21 South Place St Just Penzance Cornwall

Applicant Miss Laura Marriott **(T. Cl. No Objection).**

Application PA18/06948

Proposal Construction of Annexe and Associated Works

Location 37 Boscawell Village Lower Boscawell Pendeen TR19 7EP

Applicant Mr S Trembath **(T. Cl. No Objection).**

Application PA18/07410

Proposal Listed Building Consent for alterations and refurbishment including reinstating removed plaster/joinery.

Location Manor Farm Access to Botallack Veian Botallack St Just

Applicant

The Tregothnan Estate (**T. Cl. Strong Support – subject to Bat Survey**).

Application PA18/06972

Proposal Retention of protection grate and installation of additional protection grate

Location Higher Levant Mine Levant Road Trewellard Pendeen

Applicant Mr A. Pearson National Trust (**T. Cl. No Objection**).

Application PA18/07433

Proposal Proposed timber frame extension to first floor bedroom

Location 18 Carn Bosavern St Just Penzance Cornwall

Applicant Mrs Ruth Bowers (**T. Cl. No Objection**).

Application PA18/05763

Proposal Change of use of two storey detached barn currently used as flat and store and

office for pub to separate dwelling

Location Queens Arms Botallack St Just Penzance

Applicant Mr Matthew Hulse The Queens Arms (**T. Cl. No Objection**).

Application PA18/05764

Proposal Listed building consent for change of use of two storey detached barn currently

used as flat and store and office for pub to separate dwelling

Location Queens Arms Botallack St Just Penzance

Applicant Mr Matthew Hulse The Queens Arms (**T. Cl. No Objection**).

Application PA18/06418

Proposal: Removal of three timber sash windows and four panelled timber main entrance door and replace like for like

Location: 3 Fore Street St Just TR19 7LL

Applicant: Ms Grace Hattam (**T. Cl. No Objection**).

Application PA18/06970

Proposal Works to existing fencing and siting of new fencing

Location Levant Car Park Levant Road Trewellard Pendeen

Applicant Mr A Pearson National Trust (**T. Cl. No Objection**).

Application PA18/06971

Proposal Listed building consent for works to existing fencing and siting of new fencing

Location Levant Car Park Levant Road Trewellard Pendeen

Applicant Mr A Pearson National Trust (**T. Cl. No Objection**).

Application PA18/07143

Proposal Proposed extension and conversion of existing barns to form 2 holiday units and demolition of existing barn and construction of new holiday unit in its place and installation of new septic tank with land drainage to serve holiday units

Location Carn Grean Farmhouse St Just TR19 7RN

Applicant Miss W Nicholas (**T. Cl. No Objection**).

Application PA18/07851

Proposal Ground floor extension to rear of property

Location 30 Bosorne Road St Just Penzance Cornwall

Applicant Mr R Chanin (**T. Cl. No Objection**).

(b) **PA18/01412**

Demolition of existing storage building and construction of a single storey dwelling on land and buildings West of Carnyorth Environmental Education Centre, Carnyorth, St. Just. Applicant: Mr. Farmer Morris. **Withdrawn** (T. Cl. No Objection).

PA18/05109

Listed building consent for demolition of front extension, side garage extension and rear garden shed. Construction of new extension to incorporate front entrance, covered courtyard and rear dining room extension. New conservation style roof lights to kitchen extension. New rear garden shed and internal alterations at The Vicarage, St. Just. Applicant: Mr. Jeremy Knight. **Approval** (T. Cl. No Objection).

PA18/05108

Demolition of front extension, side garage extension and rear garden shed. Construction of new extension to incorporate front entrance, covered courtyard and rear dining room extension. New conservation style roof lights to kitchen extension. New rear garden shed and internal alterations at The Vicarage, St. Just. Applicant: Mr. Jeremy Knight. **Approval** (T. Cl. No Objection).

PA18/05288

Proposed extension and internal alterations at Portherras Farm, Pendeen. Applicants: Mr. and Mrs. Fitzgerald Fraser. **Approval** (T. Cl. No Objection).

PA18/04563

Proposed Builder's storage unit at Boswedden Vean, St. Just. Applicant: Mr. N. Semmens. **Approval** (T. Cl. No Objection).

PA18/04723

Outline application with all matters reserved for proposed dwelling on land adjacent to 22, Fore Street, St. Just. Applicant: Mr. J. Hinde. **Approval** (T. Cl. No Objection).

PA18/05627

Demolition of rear entrance porch and replacement with utility room extension at Crugkern, Dowran Common, Bosworlas, St. Just. Applicants: Mr.

and Mrs. Richard and Christine Cope. **Approval** (T. Cl. No Objection).

PA18/05973

Renew both Chapel and Sunday School roofs, new white double-glazed French doors to garden, new enlarged white window to master bathroom, two new double -glazed front doors, repainting of doors and windows, and addition of roof lights at The Old Chapel, Penzance Road, Pendeen. Applicant: Mr. Matthew Buckhurst. **Approval** (T. Cl. No Objection).

PA18/04545

Demolition of existing buildings and construction of three, detached two storey buildings on land West of Truthwall, St. Just. Applicants: Mr. and Mrs. Ian and Vanessa Alford. **Approval** (T. Cl. No Objection).

(c) **Appeal Decision**

None

TC.103 NEIGHBOURHOOD PLANNING (NP)

The Built Environment would be meeting on 4 September 2018 and looking to appoint a new person to the group. Alan Percy's letter previously forwarded to councillors was highlighted at the meeting. Sue James pointed out that the scoping work was taking place.

TC.104 ST JUST LIBRARY

The Town Council discussed the St Just Library project in depth, this discussion followed on from the earlier opportunity the public had, to discuss the Library project with the Council. Councillors on the Delivery Model and Property Group (working parties) described their recent work which had resulted in a costed draft business plan, along with draft site plan. Jonathan Manser stated the Council would need to engage a Q.A asap. The possible choice of Solicitors for the Library work would be discussed later in the confidential session. After a full discussion by all councillors, the Council then voted on taking-over the Library for 1 April 2019 under what is known as 'Option 4'. All the other 3 options have not proved to be achievable by 31 March 2019. The fourth option was introduced at The Delivery Model Group (DMG) discussion with Cornwall Council at the meeting of 22nd August, 2018 and is now the only viable option for both Councils. Since that meeting Paul Masters has given the Town Council a letter of assurance of what Option 4 would mean to the Council. All draft documents, the costed Business Plan, Risk Assessment, Site Plan and Paul Master's letter of assurance were all displayed openly at the meeting.

RESOLVED: it was agreed that the Town Council should submit its Business Case to Cornwall Council to take over the Library on 1 April 2019 under the authority of Section 101 of the LGA 1972, funded on the assumption of raising its demand for the Precept to Cornwall Council in 2019/2020 by 20% rising to 30% in 2021; for the Library related activities.

(Action by: Clerk)

TC.105 TRAFFIC ISSUES

This item has been discussed on previous agendas and the Council is considering various options. It was agreed that speeding issues would be the priority for this Council in a Traffic

Order based on controlling speed in built up areas e.g. visor or 20mph signs at key locations e.g. Pendeen school. Having a set of mobile flashing signs to show the speed limit (could be shared with other communities) within the district.

RESOLVED: To inform Cornwall Council of the Town Council's decision to focus on speed reduction in the Traffic Order.

(Actionby: Clerk)

TC.106 CARN VIEW TERRACE

Residents in Carn View Terrace Pendeen have requested the Council cut a footpath. The letter was discussed.

RESOLVED: it was agreed that the Clerk Should advise them to contact the land owner in the first instance.

(Actionby: Clerk)

TC.107 CAR PARKS AND TOILETS

The Council has been given two options by Cornwall Council (CC) in order to progress this matter, one option should be selected.

1. Instruct a land surveyor to carry out a land survey of this area, in order to determine the positioning of the boundary walls on-site, relative to registered title. This will confirm whether the walls are in fact built on CC land or Livery land and by how much. If any walls are built on Livery land, we can seek their agreement to have this transferred to CC, or enter into a boundary agreement. There will be a cost to the land survey, and this option will be more time consuming.
2. As Livery have confirmed that they believe the wall to be in CC ownership, and are happy to accept that the walls on-site represent the boundary line, CC can continue with the transfer to St Just TC without any further regulation of this area on the basis that matters will continue as they currently are. (We will however arrange with Livery for the land to the rear of the toilet block to be transferred to CC).

RESOLVED: it was agreed that Option 2 would be the best course for the Council and the clerk should inform Cornwall Council.

(Actionby: Clerk)

TC.108 COMMUNITY INFRASTRUCTURE LEVY (CIL)

A Community Infrastructure Levy (CIL) on new developments from January 2019. 15% of any Community Infrastructure Levy (CIL) will be given to Town and Parish Councils to use in the area where the levy was paid. An additional 10% of the levy raised will be given to local councils that have a Neighbourhood Development Plan. Councillors discussed the email forwarded in August and completed the consultation at the meeting.

RESOLVED: The Council completed the consultation questionnaire and the clerk will inform Cornwall Council.

(Action By: Clerk)

TC.109 MATTERS FOR REPORT

Pendeen W.I's request to place a piece of granite stone to celebrate centenary was discussed. Farmer Morris volunteer to work with the WI, if needed. Councillors agreed that

placing the stone was fine in the location outlined, opposite Boscaswell Stores.
Residents positive comments on St Just in Bloom/Town Council were noted.
Sue James gave details on up coming service at the Chapel.
Bev Strick gave two reports one on the proposed merger of Devon and Cornwall Police with Dorset Police. The second on Project Genesis Neighbourhood Policing Review, following her attendance with the Mayor at the Police Liaison meeting on 13 September 2018.

The Mayor has attended:

31 July 18 Preview of Cancer Research Arts and Crafts.

4 August 18 Church Supper to raise funds for Church Roof.

7 August 18 Meeting at the Leat Pendeen with Sue James and National Trust.

7 August 18 Library Meeting to discuss/create Business Plan.

13 August 18 Police Liaison Meeting.

22 August 18 Meeting with Cornwall Council Nik Budden and councillors

28 August 18 Mayor gave a talk at the Memory Café.

1 September 18 Attend Cornwall Gorsed Cermony.

The Mayor spent 3.5 hours removing the damaged Litter Bin at Coop and then placed Town Council Logo's on CCTV signs as part of GDPR protocols.

TC.110 INFORMATION ITEMS

The Clerk updated the Council on progress on the damaged bin near the Fire station which is awaiting repair with the contractor.

TC.111 EXCLUSION OF PRESS AND PUBLIC

If necessary, to consider passing the following resolution:

"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(s)."

TC.112 GRASS CUTTING CONTRACT 2018 -2021

The Council selected a tender for the above contact (tender information was tabled).

RESOLVED: it was agreed that the CGS tender would be the contractor for the Council from 1 October 2018 and the Clerk would inform the successful and unsuccessful bidders.

(Actionby: Clerk)

TC.113 POSSIBLE SOLICITORS FOR LIBRARY PROJECT

The Clerk gave on update on possible solicitors for the Library work on the information received so far although it was not possible at this stage of the project to select one, however it was felt that the most expensive could be discounted.

RESOLVED: The Council discounts the most expensive and the Clerk will inform the firm.

(Actionby: Clerk)

Meeting closed at 9.30pm

Town Mayor

Ordinary Meeting held on 3 September 2018