

MINUTES of the ANNUAL MEETING of ST JUST-IN-PENWITH TOWN COUNCIL held in the Council Chamber, Council Offices, 1 Chapel Street, St Just on Monday 14 May 2018 on THE RISING OF THE ANNUAL TOWN MEETING

PRESENT

Cllr B Clemens - Town Mayor  
Cllr Mrs M Blundy - Deputy Town Mayor

COUNCILLORS

Ms Z Baxter	
Mrs S James	G Prowse
J Manser	G Roberts
Ms C Moore	Ms D Shephard
F Morris	Mrs B Strick

LOCUM TOWN CLERK

Cas Leo

ALSO IN ATTENDANCE

Shirley Darby – Assistant to Town Clerk  
Sandra Coak + 9

TC.1 ELECTION OF TOWN MAYOR & DECLARATION OF ACCEPTANCE OF OFFICE

RESOLVED: That Cllr B Clemens is re-elected as the Town Mayor for the Municipal Year 2018 / 2019. Cllr Clemens duly signed the declaration of acceptance of office.

TC.2 APOLOGIES FOR ABSENCE

There were no apologies for absence.

TC.3 DECLARATIONS OF INTERESTS

Cllr Strick declared a non-registerable interest in respect of Community Grant as the applicant (M Strick) St Just Youth Football Team is a relative to her and agreed to withdraw from the meeting for consideration of the Grant Application.

TC.4 DISPENSATIONS

There were no dispensations granted.

TC.5 ELECTION OF DEPUTY TOWN MAYOR & DECLARATION OF ACCEPTANCE OF OFFICE

RESOLVED: That Cllr Mrs M Blundy is re-elected as the Deputy Mayor for the Municipal Year 2018 / 2019. Cllr Blundy has signed the declaration of acceptance of office.

TC.6 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 16 April 2018 be approved as an accurate record and signed by the Town Mayor.

TC.7 MATTERS ARISING

There were no matters arising from the minutes.

TC.8 COUNCILLOR ATTENDANCE AT MEETINGS & EXPENSES

RESOLVED: That the schedule of Town Councillor attendances at Council meetings during the municipal year 2018 / 2019 (copy appended to the signed minutes). The payment of expenses; which was one claim only for Marna Blundy £25.20.

TC.9 APPOINTMENT OF TOWN COUNCIL COMMITTEES

RESOLVED: That the following committee memberships be approved for the Municipal Year 2018/ 2019: -

(a) Staffing Committee (5 Councillors)

Cllr Clemens (Town Mayor ex-officio)  
Cllr Manser  
Cllr Morris  
Cllr Roberts  
Cllr Mrs Strick

(b) Internal Audit Committee (6 Councillors)

Cllr Clemens  
Cllr Mrs James  
Cllr Roberts  
Cllr Manser  
Cllr Mrs Shephard  
Cllr Mrs Strick

(c) Neighbourhood Planning Steering Group

Cllr Mrs Shephard  
Cllr Mrs Baxter

TC.10. EXTERNAL REPRESENTATION – COUNCIL APPOINTMENTS

(a) Cornwall Association of Local Councils

Cllr Mrs Blundy

(b) Geevor Partnership

Cllr Morris

- (c) Cornish Mining Consultative Forum

Cllr Morris (Substitute Cllr Strick)

- (d) West Penwith Community Bus Committee

Cllr James

- (e) St Just Community Sports Hall

Cllr Prowse

- (f) St Just Brambles (Nursery)

Not Required

- (g) Rural Transport Partnership

Cllr James / Cllr Blundy

- (h) Centre of Pendeen

Cllr Strick

- (i) Local Council Planning Forum

Cllr Manser

- (j) St Just Huelgoat Twinning Association

Cllr Moore

- (k) Board of Trustees Pengarth Day Centre

Cllr Roberts

- (l) Penzance, St Just, Nevada City & Bendigo Twinning Group

Cllr Paine / Cllr Strick

- (m) Mayor's Parlour

Town Mayor (Cllr Clemens)

- (n) West Cornwall HealthWatch

Cllr Blundy

- (o) D & C Police Liaison Group  
Cllr Strick
- (p) Tin Coast Partnership Working Group  
Cllr Shephard / Cllr Paine
- (r) Penwith Landscape Partnership  
Cllr Prowse
- (s) St Just Miners' Chapel  
Town Mayor (Cllr Clemens)
- (t) Plastic Free Coastlines  
Cllr Shephard

TC.11 FINANCE

- (a) Financial Assistance

The Town Council considered a report by the Town Clerk which set out requests for financial assistance from The Children's Ark and St Just Youth Football Club brought forward from the last meeting.

RESOLVED: That the following grants be awarded: -

The Children's Ark	£600.00
St Just Youth Football Club	£1500.00

- (b) (i) Accounts for Payment

RESOLVED: That the accounts to the value of £1733.39 be approved for payment.

(Action by: Clerk)

- (c) Letters of Thanks

There were no letters of thanks received.

- (d) Insurance

The insurance renewal is due on 1 June 2018 which is £1225.57, it was previously agreed by Council to take out a long-term agreement with Zurich Municipal until 2021. Last year's cost was £1206.99.

RESOLVED: That the insurance be approved for payment.

(e) Mayors Allowance 2017/18

The Mayor was granted £1000 at the start of the year. He had allocated £222 in year and requested that any remaining allowance at year end £778 is split between three local charities: Pendeen Band, Miners' Chapel and Douglas Woolcock Trust.

RESOLVED: That the £778 surplus be approved for payment to three charities above.

TC.12 PLANNING

Cllr James made the following statement: -

*"As both a Cornwall Councillor and Town Councillor for the St Just-in-Penwith 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**

**PA18/02884**

Replacement of existing back door and adjacent window on East South East rear elevation with larger bi-fold doors; addition of a flue through the roof of Northern side elevation at The Byre, Bollowal Farm, Bollowal, St. Just. Applicant: Mr. S. Ball. **(T. Cl. No Objection).**

**PA18/02974**

Agricultural building at Nanquidno Farm, Road from Newtown to Nanjulian, Nanquidno, St. Just. Applicant: Mr. Adrian Thomas. **(T. Cl. No Objection).**

**PA18/03105**

Conversion and extension of detached domestic garage to form holiday letting unit at 11, Jubilee Place, Pendeen. Applicant: Mrs. I. Budge. **(T. Cl. Concerns over the amount of parking area, would like more information as to how it relates to both the main dwelling and the unit).**

**PA18/03118**

Phase 2 works to main house – windows, doors, joinery, partitions, ceilings, floors and surfaces. New annex studio to North. New packaged treatment plant for improved foul drainage. New open oak porch to South elevation at Cot Manor, Road from Cot Manor to Kelynack Farm, Cot Valley, St. Just. Applicant: Mr. C. Haffner. **(T. Cl. No Objection).**

**PA18/03119**

Listed Building Consent Application for Phase 2 works to main house – windows, doors, joinery, partitions, ceilings, floors and surfaces. New annex studio to North. New packaged treatment plant for improved foul drainage. New open oak porch to South elevation at Cot Manor, Road from Cot Manor to Kelynack Farm, Cot Valley, St. Just. Applicant: Mr. C. Haffner. **(T. Cl. No**

**Objection).**

**PA18/03164**

Listed Building Consent for replacement railing/safety barrier works to Compressor House, Pumping Engine House and Engine House at Levant Beam Engine Museum, Levant Road, Trewellard, Pendeen. Applicant: Mr. M. Smitheram, National Trust. **(T. Cl. Support Historic England's comments).**

**P18/03165**

Listed Building Consent for proposed works to the Skip Shaft, adit covering and Compressor House at Levant Beam Engine Museum, Levant Road, Trewellard, Pendeen. Applicant: Mr. M. Smitheram, National Trust. **(T. Cl. Support Historic England's comments).**

**PA18/03439**

Demolition of existing single storey barns and construction of single storey residential unit at Bosavern Farm, B.3306, Bosavern, St. Just. Applicant: Mr. Stephen Revill. **(T. Cl. No Objection).**

**PA18/03527**

Erection of oak framed garden room and garage as amendment to approved application PA17/05509 at Portherras Farm, Portherras, Pendeen. Applicants: Dr. & Mrs. Fitzgerald Fraser. **(T. Cl. No Objection).**

(b) **Decisions**

**PA18/01468**

Variation of Condition 2 in relation to Decision Notice PA16/08005 – Removal of granite from side elevations on land North of 1, Carn View Terrace, Pendeen. Applicant: Mr. Robert Foster. **Approval** (T. Cl. Strong Objection).

**PA17/11330**

Refurbishment and extensions including first floor patio area over flat roof at Carnyorth Villa, 20 Carnyorth Terrace, Carnyorth St, Just. Applicant: Mr. T. Semmens. **Approval** (T. Cl. No Objection).

**PA18/00209**

Construction of a glass roofed conservatory above the existing kitchen/dining room at 21A Boscaswell Village, Lower Boscaswell, Pendeen. Applicant: Ms. Amanda Bailey. **Approval** (T. Cl. No Objection).

**PA18/00338**

Conversion and extensions to a redundant agricultural building to form an unfettered dwelling on land N.E. of Boscean Country House, St. Just. Applicant: Mr. Ivan Rowe.

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

**PA18/00833**

Conversion of existing dwelling to form 2 separate dwellings at Carvean, 22, Fore Street, St. Just. Applicant: Mr. J. Hinde. **Approval** (T. Cl. Strong

Objection).

**PA18/00930**

Alterations to existing storage bin store enclosure to form open oil tank compound, siting of oil tank, installation of buried oil feed pipeline at Cape Cornwall School, Cape Cornwall Street, St. Just. Applicant: Mr. D. Wood.

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

**PA18/01172**

Change in use of a strip of grassed land to provide a parking area for visitors to the adjacent glamping site at Boswidden, Road from Kelynack Caravan Park to junction S.E. of Labour in Vain, Bosworlas, St. Just. Applicant: Ms. Nichola Rigg.

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

**PA18/02526**

Listed Building Consent for replacement of slate roof at 1-2 Chy an Gwyador, Bojewyan Stennack, Pendeen. Applicant: Ms. Caroline Binch. **Approval** (T. Cl. No Objection).

**PA17/10861**

Demolition of garage building and conversion and extension of adjacent building to form holiday letting unit at former Highfield Stables, Nancherrow, St. Just. Applicants: Mr. and Mrs. W. Tieken. **Approval** (T. Cl. No Objection).

**PA18/02217**

Construction of dwelling and garage (revised design to approved scheme PA17/09100 dated 30/11/17) on land SSW of Trevaylor Caravan and Camping Park, Truthwall Lane, Truthwall, St. Just. Applicants: Mr. and Mrs. Blaken.

**Approval** (T. Cl.

Application was never received for consultation and as such, retain original decision of "Strong Objection – Building in the countryside).

**PA18/02459**

Listed Building Consent/retrospective: Removal of flag staff at Pendeen Lighthouse, Pendeen. Applicant: Corporation of Trinity House. **Approval** (T. Cl. No Objection).

(c) **Enforcements**

**EN17/02147**

Alleged works to Listed structures – holes drilled, wires attached and barrier erected at Levant Beam Engine Museum, Levant Road, Trewellard, Pendeen.

The following Listed Building Applications have been submitted PA18/03154 – Listed Building Consent for replacement railing/safety barrier works to Compressor House, Pumping Engine House and Engine House. PA18/03165 – Listed Building Consent for proposed works to the Skip Shaft, adit covering and Compressor House. Considering the above, the enforcement case will be closed pending the outcome of the applications.

**EN17/02170**

Alleged works to building – Holes drilled, wires attached and barrier erected at Compressor House, Levant Beam Engine Museum, Levant Road, Trewellard,

Pendeen.

The following Listed Building Applications have been submitted PA18/03154 – Listed Building Consent for replacement railing/safety barrier works to Compressor House, Pumping Engine House and Engine House. PA18/03165 – Listed Building Consent for proposed works to the Skip Shaft, adit covering and Compressor House. Considering the above, the enforcement case will be closed pending the outcome of the applications.

**EN18/00014**

Alleged works taking place to the access/footpath – laying of hardcore with sand/soil on top on land and buildings West of Carnyorth Environmental Education Centre, Carnyorth, St. Just.

The site has been visited, clearance works have been carried out to the site, having assessed the works carried out, it is not considered that the works would constitute engineering operations. As such, it is not considered there has been a breach of planning control at this time. Notwithstanding the above, it is noted that a planning application has been submitted for the demolition of existing storage building and construction of a single storey dwelling under PA18/01412 which is currently pending consideration.

TC.13 Neighbourhood Plan

Update from the Councillors engaged with the Neighbourhood Plan.

The Neighbourhood planning teams are looking for somewhere to put a 3/4 drawer lockable filing Cabinet to store physical evidence gathered over the coming months/year. They would like a corner somewhere in the outer office area, accessible when meetings take place which the council agreed to allow. The clerk mentioned the £500 grant application had been sent to Liverty (DCH). The various councillors update the council on the progress of groups including towards June 2018 events. Some residents have left groups and new individuals have been appointed. Marna will be speaking at the Pendeen assembly.

TC.14 Network Panel Highways Scheme

Geoff Brown is confirmed as coming to the next Community Network Panel meeting scheduled for 7pm on Thursday 17<sup>th</sup> May. The Council may wish to discuss its own position following Sue James email dated 24 April 2018. Discussion took place and Councillor Prowse said he would be attending along with the Mayor.

TC.15 Western Waste Ltd deployment application KB3836RF D0006

Proposal to deploy shellfish waste in AONB area Sancreed and other Penwith sites, either in or bordering the parish. This permit is not subject to Planning and as such is not in the public domain and residents who will be affected may be unaware. Sue James mentioned it does affect the landscape appearance and it is putting huge amounts of liquid on the land. The Council discussed the issue and that the clerk would write to the agency acknowledging there is a lot of concern in the local community with this sensitive location (NVZ). The Town Council strongly objected to this action, because the exact waste contents are unknown and their effect on health. The waste attracts seagulls and the smell lingers for several days. The experience of previous spreading activities did impact on the appearance of the landscape with the large



amount of liquids on the ground. The Town Council would like to have reassurances that these activities will be carefully monitored by the agency; to ensure the activities remain within strict License conditions.

(Action by: Clerk)

TC.16 INFORMATION ITEMS

The Town Clerk advised the Council the Internal Auditor's visit is due on 23 May 18. Year End 31 March 2018 documents will be submitted to full council at the next meeting after the internal audit. The External Auditors have changed for all Councils nationally and the reporting timeline/process is also different to last year; it is now due by 11 June 2018 nearly a month later than last year.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST.

Pendeen War Memorial. Churchyard of St John the Baptist, Pendeen, Cornwall (SW3821834161). Following a recommendation from John Allen of the Pendeen Parochial Church Council we are adding Town Council to our list of consultees and writing to let you know that Historic England is considering the above war memorial.

The clerk had been informed that Helen Fincham, Cornwall Council would like to meet to present the amended designs and costs associated with St Just Library. The clerk would let Councillors know once we have an agreed date. The Mayor had previously agreed that The Friends of Library could also attend that meeting. Sue James said she had also attended Cornwall Council training on GDPR, a subject which had previously come up on previous agendas. The Clerk training was taking place on 17 May 2018 with Cornwall Council/CALC. Further work would be taken to ensure the council was prepared for GDPR.

TC.17 Matters to report

The Pendeen Notice Board is damaged and not currently in use until it is safe to use.

Mayor attended:

24 April 2018 Police liaison

26 April 2018 St Just Church (Roof)

1 May 2018 CNP Meeting

Meeting closed at 9.23 p.m.

Town Mayor