

MINUTES of the ORDINARY MEETING of ST JUST-IN-PENWITH TOWN COUNCIL held in the WI Hall, Church Road, St Just on Monday 11 February 2019 at 7.15 p.m.

PRESENT

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

COUNCILLORS

| | |
|-----------------|------------------|
| Jonathan Manser | |
| Geoff Roberts | Grenville Prowse |
| Constance Moore | Debbie Shephard |
| Farmer Morris | Sue James |
| Zoe Baxter | Bev Strick |

LOCUM TOWN CLERK

Cas Leo

ALSO, IN ATTENDANCE

Alison Bushrod + 20 including speakers Holly Whitelaw, Daisy Gibbs (Climate Change). Chris Goninan, Kelvin Hall, Elaine Eade PA18/10656 and Terry Owen PA19/00346.

TC.254 APOLOGIES FOR ABSENCE

Louise Paine.

TC.255 DECLARATIONS OF INTERESTS

Mayor/Deputy Mayor Finance TC.258 (a). Jonathan Manser Planning PA18/10656.

TC.256 DISPENSATIONS

None.

TC.257 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 28 January 2019 be approved as an accurate record signed by the Town Mayor.

TC.258 FINANCE

(a) Financial Assistance.

St Piran in St Just 2019 requested £280.00.

RESOLVED: That the grant to the value of £280.00 be approved for payment. Mayor and Deputy Mayor were absent for this item and returned after the vote.

(Action by: Clerk)

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £3610.66 be approved for payment. Mayor was absent for this item and returned after the vote.

(Action by: Clerk)

(c) Letters of thanks.

None.

TC.259 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**

Application PA18/10656

Pro Applications Proposed demolition of existing garages and construction of new dwelling.

Location Cape View House Chapel Road St Just Penzance

Applicant Beachfield Developments (**T. Cl. No Objection**).

Application PA18/12058 Jonathan Manser absent for this item and returned after the vote.

Proposal Demolition of the former piggery to the south west of the dwelling, and the construction of a new outbuilding; the demolition and reconstruction of the stone outbuilding to the south east of the dwelling, along with the demolition and reconstruction of the extension to the outbuilding; alterations to landscaping works approved under PA18/03091; the retention and completion of the pumphouse and; the change of use of paddock for uses incidental and ancillary to the dwelling under construction.

Location Land N.E of Queens Arms, Botallack, St. Just.

Applicant Mr. and Mrs. Marsden. (**T. Cl. Strong Objection – Previous application in 2017 stated that no demolition of the stable wall was to take place**).

Application PA18/12121

Proposal Replacement porch

Location Aneth Growyn 7 Carnyorth Terrace Carnyorth St Just

Applicant Miss Hebe Vaizey (**T. Cl. No Objection**).

Application PA19/00346

Proposal Proposed use of land for caravanning all year round

Location The Clubhouse New Road Tregeseal St Just

Applicant Mr Terry Owen St. Just RFC Ltd. (**T. Cl. No Objection**).

Application PA19/00471

Proposal Construction of 6 dwellings

Location Land Rear Of 31 Boscaswell Village Lower Boscaswell Pendeen

Applicant Mr J Manser TJ Cornwall Ltd (**T. Cl. Deferred to next meeting on 25/02/19**).

Application PA19/00498

Proposal Proposed two storey extension with Juliette balcony

Location 7 Trewellard Road Trewellard Pendeen Penzance

Applicant Mr Jason Thomas (**T. Cl. No Objection**).

Enquiry reference PA19/00857

Proposal Non-Material Amendment to Planning Application No. PA18/02444 dated 7th June 2018 for the Change of use of ground floor residential to retail use and extension to existing retail unit; change of use of upper floors to create 4 no.residential units; new shopfront and entrance door with ATM; external alterations to create access to residential uses; ancillary cycle and bin storage and plant units namely to reflect alterations to internal first floor layout and minor external amendments to change windows on secondary elevations

Location Corner House Market Square St Just TR19 7HG

Applicant Co-operative Group Food Ltd Co-operative Group Food Ltd. (**T. Cl. No Objection**).

(b) Decisions

PA18/09069

Construction of four one-bedroom apartments and associated works on land adjacent to 22, Fore Street, St. Just. Applicant: Mr. J. Hinde. **Refusal** (T. Cl. Strong Objection).

PA18/11663

Application for a non-material amendment in respect of PA16/01163 to change from a rainwater harvesting system and replacement with an air source heat pump to each individual house at former Corsham, Boscaswell Downs, Pendeen. Applicant: Mr. Michael Phillips. **Approval** (T. Cl. No Objection).

PA18/11602

Conversion and extension of existing toilet/shower building to form holiday dwelling at Bosavern House, Bosavern, St. Just. Applicants: Mr. and Mrs. Stevens. **Approval** (T. Cl. No Objection).

(c) **Appeal Decision**

None

TC.260 NEIGHBOURHOOD PLANNING (NP) REPORT

Councillors on the NP Steering Committee had nothing to report given groups meet next week from 18th. The Community Engagement Group said they were actively preparing for a community survey, using the Have Your Say feedback as the basis for specific questions which will steer the Referendum next year. A survey of all households in mid-June is the proposed date.

TC.261 PENDEEN SURGERY

Morrab Surgery are tenants and the owners are seeking the sale. Sue James outlined the complex situation with Pendeen Surgery, saying she was in touch with Morrab Surgery and was seeking a letter confirming their commitment to continue running services, if the premises were secured.

Deputy Mayor said that many concerns have been expressed to her, and from these she raised a number of points:

1. The land was donated for the specific purpose of building a Doctors' Surgery. This land will have risen in value considerably, and selling off a community asset is both morally wrong as well as possibly legally questionable.
2. The practice treats many elderly patients, as well as many young families, many of whom would struggle to access alternative provision in Penzance or even St Just. In particular, the 'parent' practice in Penzance suffers from difficult access and no parking provision.
3. The explosion in building in Pendeen demonstrates that the village is a growing community not a shrinking one, so facilities need to expand rather than diminish.
4. It is to me very evident that we should strive to maintain the surgery in its current location, rather than cast desperately around for another venue, with all the complications and costs incurred by converting a space which would be fit for purpose as a Surgery: we already have a purpose-built Surgery in use.
5. This issue has highlighted to me the fragility of our GP surgeries, if their premises can be disposed of by partners when their circumstances change. So, I would support a bid to place this building in local ownership where its future could be safeguarded for the community.

Sue James asked the Town Council to request the Surgery is made an Asset of Community Value to Cornwall Council and that a letter is sent to the Partners at Morrab Surgery to ask their commitments to continue running services, if the premises were secured.

RESOLVED: The Council agreed that Surgery is made an Asset of Community Value to Cornwall Council and that a letter is sent to the Partners at Morrab Surgery.

TC.262 THE LIBRARY AND THE DEVOLUTION PROJECT

The Locum Clerk reported on the initial meeting with the Solicitor. The Solicitor offered

his view on the asbestos reports which were shared with him. He asked for confirmation on the issue of Service Level Agreement and the Town Council taking on the Library and not the service of One Stop Shop (known now as LIS). He was also seeking guidance over an issue on the 25-year agreement. The Council will need to make a decision on searches/ reports it needs. The Council will also need to agree the model of managing volunteers with its paid staff. The Council discussed the asbestos issue and said all were previously satisfied with the asbestos survey subject to any legal view. The legal view was that the matter showed that not all the building had been surveyed but the Council would need to either commission its own report or accept the surveys/reports received to date.

The Deputy Mayor reported on a meeting with Elly Hammersley on 6 February 2019. The programme has been extended by three months – the timetable is still very tight and could slip. The Council needs to use the CC model for management of volunteers in the Library. The notes of that meeting were circulated previous to the meeting tonight, which covered Property and Volunteer issues, along with a timeline with milestone dates:

11th March deadline for legal agreement in principle, property and service contracts.
18th March Directors Report deadline (CC)
15th April Directors Approval (at this point refurb works can be commissioned)
22nd April Measures document required
29th April TUPE consultation begins
27th May Refurb work commences
17th June Legal engrossing of contracts
24th June Transfer (council will request it is 1 July 2019 to ensure clean start for payroll etc).

RESOLVED: The Council agreed that the Service Level Agreement is for the Library not LIS.

RESOLVED: The Council agreed that after receiving its Solicitor's legal opinion that it was satisfied with the asbestos reports and no further action was needed.

RESOLVED: The Council agreed that after receiving its solicitor's legal opinion that it would use the Cornwall Council model of managing volunteers in the library.

RESOLVED: The Council agreed that after receiving its solicitor's legal opinion that it was satisfied with requesting Mine searches for the Car Parks and Building Surveys for the three assets; the two toilets and library.

TC.263 ST JUST IN BLOOM

Chris Goninan presented on the long history St Just in Bloom had with Warnes Plants providing a service to them and how the project would be part of UK final this year.

TC.264 CLIMATE CHANGE

The two speakers gave their views on Climate Change and asked the Town Council to take note of Cornwall Council's stand on the matter. Councillor's discussed the matter which had also been discussed by a sub group of the Neighbourhood Plan. Councillors then asked for the item to come back to the next meeting.

TC.265 INFORMATION ITEMS

None.

TC.266 MATTERS TO REPORT

Bev Strick reported that two water leaks in Pendeen had been fixed.

Grenville Prowse highlighted the issue a resident had raised again on the poor condition of the road surface at Newbridge that Cornwall Council and Cormac have not sorted out from earlier attempts to repair it. Sue James mentioned that the work is scheduled to take place in April 2019. The Council felt this was not soon enough and instructed the Clerk to contact the Head of Highways to establish when the repair work would be carried out and who would pay for it e.g. contractor/sub-contractor.

Constance Moore mentioned St Ives Town Council had recently withdrawn their invitation to the Western Hunt to attend its Feast Day: and could St Just do the same? It was stated by the Mayor that St Just Council does not organise the Feast celebrations so it was not up to Council to un-invite them. Councillors asked if the item could return to the next agenda.

Debbie Shephard mentioned she had been invited to judge the short story competition at the Library.

Sue James has a Cornwall Councillor's meeting on Highways coming up soon.

Deputy Mayor mentioned that she had represented the Town Council at St Ives Feast Monday.

Commended the Pendeen Panto on a grand night out last week.

Had attended a successful Gorsedh local organising committee meeting last week, with 14 in attendance along with several apologies. Arrangements are underway and she was grateful to members of our community for volunteering their help.

She also stated preparations are all in hand for the St Piran Celebrations. Schools are practising for the dance, the Primary School Choir are rehearsing their songs, and the shops' window dressing competition is underway. She encourages Councillors to come along to the concert and the parade.

TC.267 Exclusion of the 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.268 St Just in Bloom

Three tenders were presented and one (Warnes Plants) was selected to supply plants to St Just Bloom paid for by the Town Council.

Meeting closed at 8.55 p.m.

Town Mayor