

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 14 January 2019 at 7.15 p.m.

PRESENT

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

COUNCILLORS

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

LOCUM TOWN CLERK

Cas Leo

ALSO, IN ATTENDANCE

Ginny March + 4

TC.225 APOLOGIES FOR ABSENCE

Louise Paine and Grenville Prowse. Zoe Baxter needed to leave at 8.30pm before the confidential session started.

TC.226 DECLARATIONS OF INTERESTS

There was one, Brian Clemens, Mayor TC 229 (b).

TC.227 DISPENSATIONS

None.

TC.228 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 17 December 2018 be approved as an accurate record signed by the Town Mayor.

TC.229 FINANCE

(a) Financial Assistance.

None.

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £5357.49 be approved for payment. Mayor was absent for this item and returned after the vote.

(Action by: Clerk)

(c) Budget, Precept and Reserves

The budget is an essential tool for controlling the Council's finances and to demonstrate that it will have sufficient income to meet the objectives. One key part is to provide for contingencies and the need for reserves. The general reserve guidance is the reserve should be between (25 to 100%) or 3 and 12-months' worth of expenditure.

In addition, if we know the Council has specific projects, we need to set them as earmarked reserves for these (specific projects) or know expenditure in 2019/20.

The Council's Earmarked Reserves for 2019/20 are £100k for car parks and toilets. £30k Pendeen Playpark. £11,659 Plain an Gwarry and £3K Street Furniture; the total being £144,659.00.

It was highlighted in the budget that the council already have the funds ready for the car parks and toilets (acquiring a capital asset)/Plain an Gwarry work and these are not included in the precept demand, but are required to be shown in the budget. If we had a separate capital budget it would be shown there.

We also need to raise revenue for Pendeen Playpark £30k and street furniture £3k, which along with the additional cost of running the devolution projects such as the library is why the precept demand has increased by a large amount.

The Council discussed the above and then:

RESOLVED: That the proposed budget presented for the financial year 2019/2020 £334,900 is agreed.

(Action by: Clerk)

RESOLVED: That a precept request of £221,392 is made to Cornwall Council by 18 January 2019, an increase of 59.48 % on the previous year.

(Action by: Clerk)

RESOLVED: That the Council set Earmarked Reserves for 2019/20 for £100k for car parks and toilets. £30k Pendeen Playpark. £11,659 Plain an Gwarry, Street Furniture £3K, the total being £144,659.00.

(Action by: Clerk)

TC.230 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 PA18/11588

Proposal Construction of Shed, Replacement Sunroom, Windows & Doors, installation solar panels and additional windows

Location Chy Kerensa Bollowal St Just TR19 7NP

Applicant Mr & Mrs Oakley (**T. Cl. Deferred due to insufficient information supplied to enable a decision to be made**).

Application PA18/11042

Proposal Replacement windows and doors in upvc to front and rear elevations.

Location Holly Tree Cottage, 14, Cresswells Terrace, Botallack, St. Just.

Applicant Mr. K. Hughes (**T. Cl. No Objection**).

Application PA18/10656

Proposal Proposed demolition of existing garages and construction of new dwelling

Location Cape View House Chapel Road St Just Penzance

Applicant Beachfield Developments (**T. Cl. Objection – No off road paking would cause more problems to already congested parking in this crossroads area**).

Application PA18/11723

Proposal Installation of Flue, Replacement of Fascia & Soffit Boards, and installation of Satellite Dish

Location 2 Gews Farm Barns Bethany Place St Just TR19 7AJ

Applicant Mr D Rowe (**T. Cl. No Objection**).

Application PA18/11602

Proposal Conversion of existing outbuilding to form holiday dwelling

Location Bosavern House B3306 Bosavern Bosavern St Just

Applicant Mr & Mrs Stevens (**T. Cl. No Objection**).

Enquiry reference PA18/11663

Proposal Application for a non material amendment in respect of PA16/01163 to

change from a rainwater harvesting system and replacment with an air source

heat pump to each individual house.

Location Former Corsham Boscawell Downs Pendeen Penzance Cornwall TR19 7DT

Applicant Mr Michael Phillips (**T. Cl. No Objection**).

Application PA18/11814

Proposal Certificate of Lawfulness for existing use for confirmation that the work

completed constitutes a material start within the 3 year timeframe, following the

Grant of Conditional approval PA12/11270 (Renovation and extension of existing

Victorian water tower to be used as a residential unit)

Location Cape Cornwall Golf & Country Club St Just Penzance Cornwall

Applicant Mr Gary Firmager (**T. Cl. No Comment**).

Application PA18/11880

Proposal Application for proposed barn extensions, fitness studio in garden and timber/glass constructed balcony

Location 1 Bosavern Manor Farm Bosavern St Just Penzance
Applicant Mr Scott Nicholas (**T. Cl. No Objection**).

Application PA18/11890

Proposal Variation of condition 4 (opening hours) attached to decision notice PA11/01760 to allow opening hours to be changed to 8.30 am to 6.30 pm (decision PA13/03558) with variation of condition 1 to allow change in opening hours to 9am to 10pm Thursday to Saturday.

Location Maria Chica 11 Church Road Pendeen Penzance

Applicant Mrs Maria Francisca Costa Pereira (**T. Cl. Strong Support**).

(b) **Decisions**

PA18/09739

Construction of a rear extension and a Juliet balcony on the north elevation. Applicant: Mr. S. Trembath. **Approval** (T. Cl. No Objection).

PA18/09839

Proposed extension and associated works at Chy En Meneth, St. John's Terrace, Pendeen. Applicant Mr. G. Earley. **Approval** (T. Cl. No Objection).

PA18/10231

Replacement toilet block and new toilet block at Trevedra Farm Caravan and Camping Site, Access Track to Trevedra Farm, Sennen, Penzance. Applicants: Mr. and Mrs. John Nicholas. **Approval** (T. Cl. No Objection).

PA16/07357

Demolition of existing buildings and construction of new dwelling house, garage and associated works on plot between Tregeseal Row Old Sunday School, Tregeseal Row, St. Just. Applicant: Mr. M. Roberts. **Approval** (T. Cl. No Objection).

PA18/08918

Erection of a falcon breeding facility at Bosavern Cottage, Bosavern, St. Just. Applicant: Raptors of Penwith. **Approval** (T. Cl. No Objection).

PA18/07299

Conversion of former British Legion to form 4 No. flats at St. Just British Legion, 11, Market Street, St. Just. Applicant: Mr. N. Semmens. **Approval** (T. Cl. No Objection).

PA18/08610

Demolition of existing bungalow and construction of a terrace of three dwellings at Clifton, Boscaswell Downs, Pendeen. Applicant: Ms. Paula Bayliss. **Approval** (T. Cl. No Objection).

PA18/09562

Removal of existing rear 2 storey concrete block extension and replace with a new rear 2 storey low energy timber extension. Removal of existing porch and replace with new at 9, Church Road, Pendeen. Applicants: Mr. and Mrs. M. Raitt. **Approval** (T. Cl. No Objection).

PA18/09929

Replacement of existing windows and front door at 8, Lafrowda Terrace, St. Just. Applicant: Mrs. Webb. **Approval** (T. Cl. No Objection).

PA18/09962

Extension and associated works at Nanquidno Vean, Nanquidno, St. Just.
Applicant: Mr. H. Bristol. **Withdrawn** (T. Cl. Objection – Overdevelopment of the site).

(c) **Appeal Decision**

None

TC.231 NEIGHBOURHOOD PLANNING (NP) REPORT

Councillors on the NP Steering Committee gave a update on recent activities:

The Steering Group and other groups met earlier in the week on Monday at Age Concern. The meeting was well attended with lots of new individuals attending the meeting. The 'Have Your Say' report was discussed and some of the outcomes will form the strategic objectives. The next stage in the process is timed for early summer (June 18).

TC.232 CORNWALL COUNCIL'S ELECTORAL REVIEW

The Council discussed Cornwall Council's Electoral Review Panel and what the aspects of community governance could be. The Council did not make any suggestions to raise with Cornwall Council at this stage.

TC.233 THE LIBRARY

The Deputy Mayor reported a most helpful meeting with Elly, Jeremy Cross (CBRE) and John Cooper (Head of Property) at the Library on 9th January 19. They discussed the asbestos issue and said all are satisfied that the asbestos survey has indeed identified the areas where asbestos needs to be removed, namely

1. The insulating ceiling board tiles in the current porch (which is to be demolished anyway)
2. The current store cupboard (floor tiles)
3. The kitchen area (pads under sink and drainer)

The survey makes it clear that there is NO asbestos in the remainder of the building, notably the ceiling tiles which members were very concerned about.

As for any unidentified hidden asbestos, the Council need to be establishing the risk and the liability to any cost of any future claims, and this is perhaps something that would need to be established by the Council's solicitor.

The Building Group worked with Jeremy Cross to firm up the specification for the internal works; a full quotation was discussed and this document would be circulated to all councillors tomorrow. The Town Council Working Group would meet with Cornwall Council every two weeks as planned at 9.00am on a Wednesday.

The detail of the solicitor selected to be appointed at this meeting would be given to Cornwall Council tomorrow.

RESOLVED: The Council agreed to CBRE taking on the work on behalf of Cornwall Council. It was also agreed that the Locum Clerk would contact Cornwall Council on the issue of different findings in the asbestos reported in the MACE Report, and the latest survey. To chase up any other outstanding issues with Cornwall Council and report back at the next meeting.

TC.234 INFORMATION ITEMS

Tri Service Safety Officer (TSSO) paper work was circulated before the meeting. St Just parish is getting a TSSO in April 2019 after her training is complete. Police Partnership Inspector Miles Topham visited the office with two members to confirm the situation and suggested the Council could invite the officer to one of its meetings. The meeting date of 23rd April 2019 was suggested by Council. Deputy Mayor commented on the recent glowing course report for the TSSO cohort.

2019 Off Street Parking Order was discussed (paperwork circulated before meeting).

Permission was granted for Locum Clerk to sign a document on CGS Contractors' performance.

TC.235 MATTERS TO REPORT

Sue James updated the Council on the West Penwith Dark Skies initiative which would be similar to the Bodmin initiative in gaining this prestigious status for the area. The bid would go to Arizona in the USA to be judged. The public would be consulted on what they think. The initiative is not about turning street lighting off.

Bev Strick pointed out the poor state of the Pendeen noticeboard. The Council is aware the board is not fit for purpose and is in the wrong position. The noticeboard could be positioned nearer to toilets or placed on the external wall to protect it from wind and damage, when the Council takes on the toilets later this year.

Bev Strick mentioned that the Centre of Pendeen has a 'Smart Workshop' to be staged by Plymouth University on 26 January 2019 which involves technology such as the use of Fit Bits etc. she also updated the Council that a door to the snooker room had been repaired.

Deputy Mayor mentioned that the planning of St Piran Day's celebrations/ events was going well.

She had also attended at the weekend the New Bishop of Truro welcome in Truro. She also attended the 'Case for Change' the health initiative and would keep Councillors updated.

The Mayor had attended:

9 January 2019 Meeting with Matt from Landscape Partnership reference listed Rights of Way that could do with being maintained and safeguarded to prevent losing these Rights of Way, as action was needed before countrywide review in 2026. Two paths in Pendeen and Trewellard were identified.

13 January 2019 Mayor's Parade at Marazion.

Xmas Eve Charity Fancy Dress raised £314.21 for Douglas Woolcock Trust.

Mayor raised the issue of street furniture in St Just and the need to replace wooden

frames around litter bins. Farmer Morris to take a close look at the various bins. It was suggested that captured photo images could help establish the problem areas. The item will come back to Council at the end of February meeting.

TC.236 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.237 Solicitors

Locum Clerk circulated final details on the two solicitors, being considered for devolution legal work. The Council discussed each in turn and decided on Mr Simon Sanger-Anderson of Tozers detailed response as best meeting its needs.

RESOLVED: Mr Simon Sanger-Anderson’s estimate for devolution work dated 7 January 2019 is accepted by Council. The clerk will inform him and Cornwall Council tomorrow.

The Chairman of Staffing gave the Council advanced warning that a staffing issue would be on the Agenda for the next meeting to take place on 28th January, 2019.

Meeting closed at 8.35 p.m.

Town Mayor