

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 Tuesday 23 April 2019 at 7.15 p.m.

PRESENT

Brian Clemens - Town Mayor  
Marna Blundy – Deputy Town Mayor

COUNCILLORS

Sue James  
Jonathan Manser  
Constance Moore  
Farmer Morris

Debbie Shephard  
Grenville Prowse  
Geoff Roberts

LOCUM TOWN CLERK

Cas Leo

ALSO, IN ATTENDANCE

Bridget Gibbs + 9  
Sarah Lay registered speaker on Planning Application PA19/00946.

TC.334 APOLOGIES FOR ABSENCE

Zoe Baxter and Bev Strick

TC.335 DECLARATIONS OF INTERESTS

None.

TC.336 DISPENSATIONS

None.

TC.337 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 8 April 2019 be approved as an accurate record and signed by the Town Mayor with one amendment to PA19/01618, it should have read 'Objection' over development.

TC.338 MATTERS ARISING

The one correction above.

TC.339 FINANCE

(a) Financial Assistance.

None.

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £547.99.00 be approved for payment

(Action Locum Clerk)

Letter of Thanks

Pengarth Day Centre £1000.00

TC340 (c) PLANNING

Sarah Lay spoke on the subject of Planning Application PA19/00946.

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**

**1. Application:** PA19/01854

**Proposal:** Demolition of existing dwelling and construction of traditional dwelling, reduction in ground levels, landscaping & associated works

**Location:** Pengelly, B3306 Bosavern, Bosavern, St Just

**Applicant:** Mr B Thomas (**T. Cl. No Objection**).

**2. Application** PA19/02324

**Proposal** Application for approval of reserved matters in relation to decision notice PA17/02997: The approval of the type, scale, size, and materials of the property. The treatment of the boundaries and the soft landscaping, including the removal and planting of some trees. The access to the site from the highway.

**Location** 38 Boscaswell Village Lower Boscaswell Pendeen TR19 7EP

**Applicant** Mr Jonathan Stilwell (**T. Cl. Objection – Poor access to highway and overdevelopment of the site**).

**3. Application** PA19/02974

**Proposal** Extend and replace existing kitchen extension and construction of bin storage.

**Location** Tremorran Truthwall St Just Penzance

**Applicant** Mr And Mrs Martin And Annie Holland (**T. Cl. No Objection**).

**4. Application:** PA19/00946

**Proposal:** Demolition of the existing building and replacement with new dwelling and annexe on similar footprint.

**Location:** 21 Carrallack Terrace St Just TR19 7LP

**Applicant:** E Kenelm (**T. Cl. No Objection – As outline of the old**

**building is there, measurements are able to be estimated. Site visit has taken place with Architect and local residents. Council voted 5 No Objections and 4 abstentions).**

#### **Decisions**

##### **PA18/12121**

Replacement porch at Aneth Growyn, & Carnyorth Terrace, St. Just. Applicant: Miss Hebe Vaizey. **Approval** (T. Cl. No Objection).

##### **PA19/02095**

Non-material amendment in relation to Decision Notice PA18/09098 dated 11/02/2019. Replacement of upvc windows and doors with timber; replacement of white upvc gutters and downpipes with galvanised metal; installation of roof lights on north elevation and installation of patio door with side lights on west elevation on land north of Truthwall Villas, Truthwall, St. Just. Applicants: Mr. and Mrs. Ben and Cait Chalwin. **Approval** (T. Cl. No Objection).

##### **PA18/11588**

Construction of shed, replacement sunroom, windows and doors, installation of solar panels and additional windows at Chy Kerenza, Bollowal, St. Just. Applicants: Mr. and Mrs. Oakley. **Approval** (T. Cl. No Objection).

##### **PA19/00543**

Proposed first floor bedroom extension at The Old Stables, Nanquidno, Kelynack, St. Just. Applicants: Mr. and Mrs. Thomas. **Approval** (T. Cl. No Objection).

##### **PA19/00878**

Conversion and extension of existing dwelling to form two apartments at 6, Fore Street, St. Just. Applicant: Mr. K. McFadden **Approval** (T. Cl. No Objection).

##### **PA19/01183**

Hot tub plus first floor raised terrace and related alterations at Roslyn, 20, Nancherrow Terrace, St. Just. Applicant: Mr. Les Taskis. **Approval** (T. Cl. No Objection).

##### **PA19/01812**

- (b) 20-25 ft. Leylandii screen to be reduced to approx 10 ft. at Norton Mede, Pendeen. Applicant: Mr. Paul Minter. **Decided not to make a TPO (TCA apps)** (T. Cl. Requested sight of Tree Officer's report).

- (c) **Appeal Decision**

None

#### TC.341 NEIGHBOURHOOD PLANNING (NP)

The Neighbourhood Plan Monthly Report had been circulated before the meeting. Councillors mentioned the questionnaire was being further developed. Volunteers would be welcomed in the distribution process.

TC.342 LIBRARY

The Deputy Mayor had shared a detailed report of a joint progress meeting between the two Councils ahead of the meeting. She showed a four-minute video on Libraries in Cornwall and the community benefits they bring; which had been circulated on the day. Jonathan is meeting with Cornwall Council on Thursday and will circulate any information to all Councillors on the building programme progress.

TC.343 TOILET DEVOLUTION MEETING 17 APRIL 2019.

The Council had a meeting with Mike Beckett- Interim Head of Service on 17 April 2019 and discussed the recent email which had provided structural and drain surveys. These had been circulated to all Councillors and the Council could now revise its own need to commission surveys. The meeting tackled two issues, devolution and the current poor cleaning service provided and possible solutions. Devolution was progressing but a lot of building work would need to be commissioned before the Town Council could take on the toilets in a fit and satisfactory state. The Town Council also wanted to ensure the Toilets could still be used by visitors and residents at the peak time of the year (summer). Therefore work is planned to start mid to late September and Mike was taking note of these issues.

The issue of poor service was outlined with numerous complaints being made on the conditions at both toilet blocks.. Mike acknowledged all these issues and promised to take them forward and make a reduction in the Town Council's financial contribution, which seemed only fair given the service received. The Mayor then took Mike to see the issues at the Toilets which just further outlined the poor state of them. The Town Council felt it had been a very positive meeting with Mike and looked forward to solving the immediate problems and eventually taking full control of the toilets.

RESOLVED: That the Town Council accepts these surveys have sufficient evidence of the structural state of the toilets at both locations and will not be commissioning its own reports. The devolution process will continue throughout the year.

TC.344

(Action by: Locum Clerk)

CORNWALL COUNCILLOR REPORT

Last year I used my Community Chest grant to support many local projects, including The Centre of Pendeen, the churchyards in St Just and Pendeen, allotment development at Bosavern Community Farm, the St Just Parent and Toddler Group and an educational book about plastics polluting our oceans going into our primary schools. I also supported the International Male Choral event that hopefully many of you will attend on 5 May in our Miners' Chapel and a Cornwall Wildlife Trust nature project for children.

In the current year, I want to give priority to local projects that bring people together to collaborate and/or are making space for nature. This will be my small local response to the impacts of Brexit and Climate Change.

Hopefully some of you have picked up that our Tri-Service Safety Officer, Mesha Wardman, attracted positive attention for the role whilst working with police in Penzance to complete her training. There was a medical emergency, a lady had collapsed in the street but the ambulance crew were delayed. Mesha attended the

patient and kept her safe until the Ambulance arrived. This has attracted positive comments and interest in the role locally.

A Senior Officer in the Council, a property strategy lead, has been given the task of working with NHS England, to find a solution to the Pendeen Surgery situation. The issue has been raised in many high-level meetings but I am now hopeful that conversations between Cornwall Council and NHS England have the potential to find a way forward. The sale of the building fell through, mainly because no change of use to be a dwelling has been secured and I suspect, a planning application might now be submitted by the owners. All involved are aware of this potential.

I was recently approached by a local resident and ex-worker from Geevor asking me why Cornwall Council was doing nothing to bring into use a dwelling at the top end of the Geevor site. I have sent photographs in of this abandoned building and the adjacent ex social club that might also have the potential to provide local housing. A 3<sup>rd</sup> building in the group is in the process of being leased to Penwith Landscape Partnership for storage and training. I've requested a site meeting to consider the art of the possible and will let you know if this could progress in any way.

#### TC.345 INFORMATION ITEMS

To note Sue James and some Councillors are meeting 24<sup>th</sup> April 2019 to discuss Climate Change Action Plan.

Housing Supplementary Planning Document. Four-week consultation 8 April to 6 May 2019. The email was shared in advance of the meeting; Councillors had not raised any issues and therefore it has just been noted.

#### TC.315 MATTERS TO REPORT

Street Furniture. Farmer Morris and Debbie Shephard spent some time recently logging the condition of Street Furniture and have taken photographs of the items (to be shared later). It is hoped that this work will help shape a specification to get some of the work done; more work would be required. The Mayor mentioned the bins have 21m of timber on them and sourcing cheaper larch would lower the cost which still remains unknown. The latch on one bin at the newsagents had been broken for some time.

Locum Clerk mentioned the Annual Playpark Inspection had now taken place. This would be a priority project and the use of a Specialist Contractor figured in the ultimate solution. The Report would be circulated tomorrow. The cost of the annual inspection was £124.20. It has identified the areas and equipment that need attention along with satisfactory items. Sue has suggested a site visit before the next Council Meeting (13 May 19) which Councillors should arrange themselves if possible. The concept then would be to form a Property Committee to deal with this and other major property issues involving land and building. £30K has been set aside for repairs unless anything needs to be done immediately. Resurfacing is also a key factor. All work would need to be put into a sequence to obtain value for money.

Grenville Prowse mentioned St Just Playpark may not be getting much of an upgrade on existing equipment to the standard expected.

Famer Morris mentioned he had attended the Pendeen W.I Event celebration of 100 Years.

Bev Strick updated the Council on her attending the opening of the new therapy rooms at West Cornwall Hospital on behalf of the Town Council which she said was impressive and all made possible by a bequeath from a Sennen lady. Bev stated the West Cornwall project was done on time and kept below budget.

Deputy Mayor updated Councillors:

Mike Tresidder (CNFC) held his 'Question Time' event on 11 April 2019 about St Just True Mining Community, about 20 people attended and it was an interesting event.

The Mayor had attended representing Town Council:

12 April 2019. Staff meeting with Cornwall Council reference the Library.

13 April 2019. Gorsedh Proclamation Ceremony at Geevor, well attended on a very windy day by the Bards and Public.

17 April 2019. 8.45 Library Meeting Cornwall Council and 10 am Toilets Meeting. Cornwall Council. Later Mayor/CC inspected the toilets.

18 April 2019. Pendeen W.I Centenary celebrations. The Mayor said the W.I wanted to thank Farmer Morris and his wife for all their work in providing the granite and slate plaque and positioning it all at no cost.

#### TC.316 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.317 CONFIDENTIAL MATTER AND LEGAL SERVICES CONTRACT

Town/Parish Councils are offered a Service Level Agreement (SLA) each year by Cornwall Council, which the Council has taken out each year. This Agreement only costs the Council money if they actual use the service. It is just a specialised legal service should the Council need it. The Locum Clerk recommended that the Council agrees for the Clerk to sign the Agreement on its behalf.

RESOLVED: That the Locum Clerk signs the Service Level Agreement (SLA) on behalf of the Council.

(Action by: Locum Clerk)

Meeting Closed at 8.42 p.m.

Town Mayor

