

MINUTES of the ORDINARY MEETING of ST JUST-IN-PENWITH TOWN COUNCIL held in the WI Hall, Church Road, St Just on Monday 25 February 2019 at 7.15 p.m.

PRESENT

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

COUNCILLORS

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

LOCUM TOWN CLERK

Cas Leo

TC.269 APOLOGIES FOR ABSENCE

None.

TC.270 DECLARATIONS OF INTERESTS

Jonathan Manser PA19/00471.

TC.271 DISPENSATIONS

None.

TC.272 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 11 February 2019 be approved as an accurate record and signed by the Town Mayor.

TC.273 MATTERS ARISING

None.

TC.274 FINANCE

(a) Financial Assistance.

Pendeen Parish Hall and Theatre had requested £3K for roof repairs. Shifting Horizons CiC had requested £600 for project work with children. Supporting papers was circulated with the agenda.

RESOLVED: That the Pendeen Parish Hall and Theatre received £2k and Shifting Horizons CiC receive £600 in grant funding.

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £831.77 be approved for payment.

(Action by: Clerk)

(c) Letter of thanks

None.

TC.275 PLANNING

Speakers: John Salmon – (Lawrence Associate Planner) is acting as Agents in preparing a planning application for residential development on land to the east of Gews Close, St Just, for his clients, the McFadden's (52 units) gave an outline of development. Grenville Prowse asked if a site visit could be organised.

Mr J Clarke and Mr W. Lakin – spoke on PA19/00471.

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. No Objection**).

Application PA19/00876

Proposal Demolition of Existing Garage and Construction of Dwelling House and Associated Works

Location Land North Of 1 Police Houses Fore Street St Just Cornwall

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

Application PA19/00878

Proposal Conversion of Existing Storm Damaged Dwelling to Form Two Apartments

Location 6 Fore Street St Just TR19 7LL

Applicant Mr K McFadden (**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. Strong Objection –**

Wrong development in the wrong place which would destroy the landscape).

Application PA19/00946

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

Location 21 Carrallack Terrace St Just TR19 7LP

Applicant E Kenelm **(T. Cl. No Objection).**

Application PA19/01311

Proposal Installation of a new SEN cabin to provide an allocated teaching space for special educational needs

Location Pendeen School Church Road Pendeen Penzance

Applicant Mr Paul Solway Cornwall Council **(T. Cl. Strong Support).**

Application PA19/00543

Proposal Proposed first floor bedroom extension.

Location the Old Stables Nanquidno Kelynack St Just

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

b) **Decisions**

PA18/11723

Installation of flue, replacement of fascia and soffit boards and installation of satellite dish at 2, Gews Farm Barns, Bethany Place, St. Just. Applicant: Mr. D. Rowe. **Approval** (T. Cl. No Objection).

PA18/11880

Application for proposed barn extensions, fitness studio in garden and timber glass constructed balcony at 1, Bosavern Manor Farm, Bosavern, St. Just. Applicant: Mr. Scott Nicholas. **Approval** (T. Cl. No Objection).

PA18/09098

Construction of dwelling on land North of Truthwall Villas, Truthwall, St. Just. Applicants: Mr. and Mrs. Chalwin. **Approval** (T. Cl. Strong Objection). Deputy Mayor wanted Noted that she was very angry with Cornwall Council decision.

PA18/11814

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). **Granted** (T. Cl. No comment).

(c) **Appeal Decision Notification**

PA18/03982

Construction of three detached open market and three detached

affordable dwellings, new private road, landscaping and associated works on land rear of Old Foundry Close, Nancherrow, St. Just.
Applicant: Mr. A. Holman. **Refusal**

(T. Cl. Strong Objection). Sue James mentioned this was notification of it going to appeal.

TC.276 NEIGHBOURHOOD PLANNING (NP)

The Neighbourhood Plan will remain an agenda topic on all meetings in case business needs to be discussed. A written report would be emailed to the clerk to circulate on to all councilors after the meeting by Grenville Prowse.

(Action by: Grenville Prowse and Locum Clerk)

TC.277 LIBRARY

The Councillors on the working party gave a brief update on progress being made. The Deputy Mayor referred to her notes from the last meeting with Cornwall Council, who were keen to progress; Town Council is also keen to progress. One item which was still outstanding from Cornwall Council was the written confirmation on termination within the 25-year agreement, which had only been received today 25/02/19. The comments were in an email from the Project Officer not the Legal Property Officer lead who was checking the comments since she was unaware of them. The Clerk referred to the fact because the Cornwall Council Property Team were unaware of this and said confirmation in writing was needed; which was still to happen. Once this one hurdle is cleared the Agreement in Principle could be made between the two councils. Sue James offered to obtain this from either the Legal Officer or Senior Officer of Library Service the following day. The Clerk informed the Council that the Solicitor has now reviewed his earlier advice and advised carrying out local searches for the three buildings.

RESOLVED: That the Locum Clerk will Inform the Solicitor once Cornwall Council Legal Team confirms in writing.

(Action by: Locum Clerk)

TC.278 CLIMATE CHANGE

Sue James suggested St Just Town Council joins other councils in declaring a climate emergency. Further, the Council also commits to the following:

1. When it owns buildings, following devolution, it will look at how to reduce energy and water consumption and consider carefully where it buys its energy, consistent with this declaration;
2. Over the remainder of this administration, as opportunities arise, it will review policies, procedures and contracts to minimise the council's impact on the local environment and the planet;
3. Engage with residents and others to learn and strive to reduce our carbon footprint, including considering the LGA guide to Councillors.

RESOLVED: That the Town Council joins other councils in declaring a climate emergency and agrees to the three commitments shown above.

(Action by: Locum Clerk)

TC.279 FEAST DAY

St Ives Town Council had recently withdrawn their invitation to the Western Hunt to attend its Feast Day. Constance Moore asked at the last meeting if this item could be placed on the next agenda. This action would then allow time to test out the public views on the subject. The overview of the subject seems to roughly divide residents, right down the middle. Various correspondence on the subject had been seen on social media, some of them, not very pleasant. The Mayor stated his case, that the hunt is not illegal, that the council does not have a role in inviting or allowing the hunt and there would be no discussion of the matter by the Council. Jonathan Manser tried to enter the discussion but no further debate was allowed by the Mayor.

Note: The final sentence of this draft minute was amended to the above at the 11 March 2019 meeting, agreed by Council.

TC.280 INFORMATION ITEMS

On line Banking access issues were discussed, new mandates names were set-up and past Councillor's names removed. The Barclay's checks were in process and a new authorisation card requested for on-line banking under new instructions.

TC.281 MATTERS TO REPORT

Constance Moore explained that St Just was hosting the Twinning Association exchange 17-19 May 2019 and was hoping the Mayor would officially welcome the visitors.

Grenville Prowse raised the issue of the future reduced collection times and smaller capacity bins. In reply Sue James mentioned the reasons behind the planned changes was to bring all former districts under the same arrangements, to encourage more recycling and to stop businesses abusing the domestic bin collection service.

Locum Clerk mentioned Councillors had received an email from the Doctors that owned Pendeen Surgery over the councils plans to have the Surgery made an asset of community value. The Locum clerk has also received a reply to a letter sent to Morrab Surgery. Sue James mentioned it may be sensible to reply to Morrab Surgery reminding them to find out about their tenants right's if they are not aware of them.

Deputy Mayor:

Councillors ae reminded that St Pirans Day Celebrations are about to take place and to check venues/times including the free concert.

The Mayor had attended representing Town Council:

11 February 2019. West Sub Area Planning Committee Meeting at Dolcoath. The decision at Truthwall went against the Town Council of Objection, passed 10-5 in favour.

15 February 2019. Internal Audit meeting, poor attendance but everything was in order and very good comments received from the Auditor. The Mayor wanted to thank the Locum Clerk and Clerk Assistant for their work.

20 February 2019. Library Meeting. The Council is awaiting formal written notification of 25-year clause of the Head of Terms which the Legal and Property Officer know nothing about. The Town council only had the verbal statement from the Project Officer at the meeting. The Town Council had done everything possible to get this written agreement from the right source.

21 February 2019 The Highway Project meeting at St John's Hall. Only one project was deemed acceptable. Hopefully enough support from other network members was gained on the night for the bus turning area at Lower Boscawell.

Notification: 3 March 2019 Mayor and Councillors are invited to St Pirans Day Church Service.

TC.282 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.283 CONTRACTS FOR SERVICES

The Local Maintenance Partnership (LMP) 2019/South West Coast Path (SWCP) – Maintenance Partnership 2018

The letters and information in relation to the above are similar to last year including the sums available. The Council needs to approve entering the annual partnership for 2019/20. The Council discussed using its local knowledge in ensuring the work is done well by continuing with the same contactor.

The Council decided to do what it did last year and suspend Standing Orders/Financial Regulations to ensure it secured the services of the existing contractor to repeat his work for a third year. Councillors discussed the merits of this action against the knowledge that the Council had previously struggled to attract tenders and that other local Parish Councils had also faced problems in attracting tenders from suitable contractors, mainly due to the strict LMP and SWCP contract terms and conditions and the funding available.

RESOLVED: That the Clerk was authorised to sign on behalf of the Council to accept the LMP and SWCP offers 2019/20.

RESOLVED: That suspension of Standing Orders/Financial Regulations be implemented for this item, to ensure it secured the services of the existing contractor without the need for going out to obtain three further quotes provided they are realistic.

AED Locators. Tags are uniquely coded to the PAD location in the company database, and are placed inside the PAD cabinet. The tag is designed to allow

guardian checks to be carried out instantly at the PAD location, using a Smartphone or other suitable web connected device each device cost £64 per unit per year.

RESOLVED: That this service due to start in April 2019 is not needed and will not be purchased.

Grass Cutting St Just Closed Church Yard. The agreement with Cornwall Council was noted (no increase in the amount awarded to do the task now for several years).

RESOLVED: That the Clerk was authorised to sign on behalf of the Council to accept the terms of the agreement 2019/20

Fixed electricity supplies. EDF have sent contract renewal information for the Market Square and Plain An Gwarry. The Plain An Gwarry which they miscalculated, has now been amended down in the estimate on the Council's challenge. The Council has the option to secure a lower rate by taking out a long-term agreement to March 2023 (4 years).

RESOLVED: That the Clerk was authorised to sign on behalf of the Council to accept the 4 year offer for both EDF accounts 2019/23.

Meeting Closed at 8.40 p.m.

Town Mayor