

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held on Line, Zoom on Monday 22 June 2020 at 7.15pm

**THE LOCAL AUTHORITIES AND POLICE AND CRIME PANELS  
(CORONAVIRUS) (FLEXIBILITY OF LOCAL AUTHORITY AND POLICE  
AND CRIME PANEL MEETINGS) (ENGLAND AND WALES) REGULATIONS  
2020 No. 392**

Present

Marna Blundy            Town Mayor  
Sue James                Deputy Mayor

Councillors

Farmer Morris            Grenville Prowse  
Chris Denley              Daisy Gibbs  
Debbie Shephard        Constance Moore  
Jonathan Manser        Louise Paine  
Zoe Baxter

TC.382            Public Address at Council Meetings

One public speaker, Neil Wall PA20/03290 and 2 others attended the early part of the meeting.

TC.383            Apologies for Absence

Apologies were received on behalf of Brian Clemens.

TC.384            Declarations of Interest

None.

TC.385            Dispensations

None.

TC.386            Minutes

**RESOLVED:** That, the Town Mayor signs as a true and accurate record the Minutes of the Ordinary Meeting of the Town Council held on 8<sup>th</sup> June 2020.

TC.387            Matters Arising

TC371 Correction to typo only “potted” rather than plotted.

TC.388            Finance

(a) Accounts for Payment

**RESOLVED:** To approve the accounts **£279.20** for payment as set out on the attached schedule.

(b) Financial Assistance.            None.

(c) Letter of thanks (The Lafrowda Festival) for recent grant.

TC.389 Planning

Sue James read the following statement:

*As both a Cornwall Councillor and Town Councillor for the St Just-in-Penwith Division, I wish to make 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 different information and be in a different role.*

### **A) Applications**

1. Application PA20/03386 Proposal Retrospective application for the installation of vertical slate hanging to the upper elevations.  
Location Emoyeni Levant Road Trewellard Pendeen

#### **No objection**

2. Application PA20/03290 Proposal Proposed barn conversion with extension to create a 2-bedroom low energy dwelling. (Existing Approval approved for re-use with extensions as a dwelling. PA18/00338)

Clerk read out resident comments

Location Goldings Barn St Just

#### **No objection**

3. Application PA20/03890 Proposal Construction of 2.4m and 3.0m high security fence to enclose football pitch and stand/dugouts including 3 pedestrian gates.

Location St. Just AFC, Regent Terrace. St. Just.

**No objection provided hedges are not damaged and holes are provided for hedgehogs/wildlife.**

4. Application PA20/03614 Proposal Erection of sectional garage on land to front of property.

Location 13 Carn View Terrace Pendeen

**Objection - Don't object to the principle to have a Garage just the wrong use of materials being used.**

5. Application PA20/03396 Proposal Amended plans for replacement front porch. First floor rear extension. Replacement roof covering. Formation of parking area and vehicle entrance.

Location Milly's Cottage, Kelynack, St. Just.

**No objection provided Highways are satisfied with plans.**

6. Application PA20/01132 Proposal Construction of a single affordable dwelling. Location Land at Wheal Owles Lane, Truthwall, Botallack, St. Just.

This application will be considered under the temporary emergency arrangements on 29 June 2020 and will therefore not be reported to the Planning Committee for a decision.

### **Noted**

#### **b) Decisions**

Application PA20/02696 Proposal: Single storey granite faced extension providing new kitchen, utility and dining area (Re-submission of PA19/10967). Location: Wesleys Barn, Bosavern Farm, St. Just.  
APPROVED (T. Cl. No Objection)

#### **c) Appeals**

None

#### **TC.390      Neighbourhood Plan (NP)**

The Neighbourhood Plan Report (below) was circulated before the meeting. Debbie Shephard highlighted point 4 in the report on Principle Residences and mentioned several other points needed the input of the Town Council and that she will let the clerk know what the items are, to include in a future agenda (exact date to be confirmed).

### **Report**

Finally, we have signed off the policies document. This now goes to Cornwall Council for technical review and Strategic Environmental Assessment (SEA) screening.

The next stages of the work will be to complete drafting the main text of the plan. Once feedback from CC has been received and dealt with, the draft plan will come to the TC before the public consultation period. However, if SEA is required that will delay matters.

As the 'green gaps' maps and explanatory note have now been signed off it will be possible for landowners to be informed and this will be done as soon as practicable.

As reported earlier in the year, the team decided after lengthy discussions not to include a Principal Residence Policy. The team recognised that there was a real issue in relation to house prices and the impact on the community. But the majority view was that the St Ives model would not tackle it effectively, and we were not aware of any other models. There was also concern that it would be difficult to supply the evidence required to justify it. A further proposal has been made to include the same PR policy, but this has not been accepted. The team would like to know if the TC has a view on this difficult issue.

It has also been suggested that the parish needs to debate housing problems and challenges beyond the scope of the NP, such as a strategy to tackle the supply of affordable housing, and that the TC is the right body to initiate this.

The survey showed strong support for the principle that developments should take account of whether local facilities and services were sufficient, but there is no practicable means of formulating this as a policy for the plan (we took advice on this from our CC officer). Accordingly, we are referring this to the TC as an issue for consideration when looking at development applications, reinforcing current TC practice.

We have had difficult discussions over consultation, with a team member challenging what was claimed to be a lack of consultation over key issues. The team is clear that we received a strong mandate from the high rate of return for the Household Survey and have worked to that. Each policy is supported by data on residents' views and one member is working on a document to tabulate or respond to each question in the survey. We believe that our task is to present viable policies with any technical issues ironed out as far as possible, to enable meaningful consultation. We hope to begin planning for the public consultation at our next meeting: the minimum consultation period is 6 weeks but there is no reason why it should not be longer, depending on the range of activities we need to undertake. We would welcome advice and support from the TC.

Due diligence has been completed on our grant application and payment should have reached the TC by now.

Minutes of meetings are on the website  
<https://www.stjustandpendeen-np.org.uk/>

TC.391      Correspondence

A resident expressed concern on grass verges hiding Town name signs which Cormac expect to cut later in the summer on their cutting programme. However, the verges have been cut in the last week; and since this was not planned the Town Council will ask Cormac if they cut it. In addition, grass has been cut at the Library which the Council did not request or want and the Clerk will try and establish who did it this without authority.

E mail letter circulated on Four Dog Control Public Spaces Protection Orders (PSPO) in Cornwall which requested “if you could let us know if you have any objections to this approach and if so, why, and what alternatives you may suggest. We would appreciate your comments prior to the **21st August 2020**”.

**RESOLVED:** The Clerk will write and confirm the Town Council has no objections.

The Office of the Police and Crime Commissioner outlined information on Councillor Advocate Scheme, with a view to you nominating a representative of your council to join the scheme. If the council does already have a councillor advocate representative, it just confirms their name and the best email address to contact them. The Council fully supported Brian Clemens being the Council’s representative.

**RESOLVED:** The Clerk will write and confirm the Town Council Councillor Advocate will be Brian Clemens after contacting him and his agreeing.

Cornwall Council had written to the Council on:

PA19/00471 – Land rear of 31 Boscaswell Village, Lower Boscaswell, Pendeen – Mr J Manser – Appeal Allowed. Costs claim against Council Dismissed.

**RESOLVED: Noted**

St Just in Bloom requested the Council to provide a letter of support to assist them in fund raising.

**RESOLVED:** The Clerk will provide a letter to St Just in Bloom.

Incident Report Card will be covered in Mayor’s report below.

TC.392      Committee Reports

The Premises and Amenities Committee met virtually on 15 June 2020 to discuss the Pendeen Playpark report and the actions needed. The Clerk will be drafting a document that will form, along with the actual report, a specification for future work based. It is thought that some less technical work could be done by a local contractor. It is hoped that funds to carry out the work would come from next year’s budget following the exercise to find suitable contractor(s).

TC.393 Library

St Just Library, will remain closed to the public, the clerk is in regular contact with Cornwall Council LIS. It is hopeful Lockdown progress is being made and a restricted Foyer Service could be running from 21 July 20 depending on external factors.

TC.394 Mayors Annual Report

The report will be presented at the next meeting in July. The Clerk would also check with CALC whether it is currently possible to hold the Annual meeting in September 2020.

**RESOLVED:** Clerk to contact CALC and update the Council.

TC.395 Coronavirus Report

The Clerk is continuing to send emails from various bodies to the Council on advice and services being offered by organisations

TC.396 Mayor's Report

**1. Residents' Gardening and Photographic Competitions**

I'm pleased to report that, since our last meeting, St Just has confirmed they will be running these two competitions in early August. I was able to procure a judge for the Gardening competition from Trengwainton, and application forms should be in Clemo's shop any time now. I hope this will be an opportunity for residents to show off their efforts in their gardens during lockdown.

**2. Grass Cutting**

It's clear that Cormac won't be doing the cutting they did previously, due to a combination of COVID-19 and policies towards re-wilding areas (it was described last week by another town clerk as 'devolution by stealth'). We're grateful that a local company stepped in last week to clear the spaces at the entrances to the town, where the long grass had hidden the signs marking St Just and restricted access to the benches; but will need to think of longer-term solutions.

**3. Safe Social Distancing as towns open again**

This will be discussed in agenda item 15 this evening. Suffice to say here that I received very helpful comments from a range of businesses, as circulated in advance of this meeting. I was also interviewed on Radio Cornwall last week about measures being taken in St Just. I stressed that no decisions had been made, that it would be discussed further at this evening's meeting following consultation with local businesses and referred to the possibility of an advisory speed restriction but would not be drawn on any other suggestions.

#### **4. Incident Record Card Training**

Both Cas and I attended an online session last week, enabling councillors and staff to gather evidence of fly-tipping, littering and dog fouling which can lead to an FPN being issued. I suggest this be an agenda item for the next meeting, when presentations and details can be circulated beforehand, as I think this should be helpful for all councillors.

#### **5. Residents' queries**

I've been contacted by residents on a range of issues, from the reopening of toilets and the library to overnight camping, signage at parks, ownership of fields, destruction of hedgerows – all the usual things – and have signposted them as appropriate.

#### **6. Community Network Panel**

Cas, Sue, Clemo and I all attended the first panel meeting since lockdown, via Microsoft Teams. It was really helpful to have an overview of what has been happening in West Penwith during lockdown, and the long-term implications particularly for employment, finances and households.

#### **7. Cape Cornwall Surgery**

I attended a Zoom meeting with partners from Cape and Alverton Surgeries to ask questions about the planned merger. It is hoped that services will be secured and enhanced, with more staff shared between Penzance, Newlyn and St Just. The new merged practice will have a new name, and suggestions are invited.

#### **8. Re-opening churches**

It is looking likely that Pendeen Church will tentatively set a date for some slight re-opening in the coming weeks – not for Sunday services, but to provide a quiet space, and for funerals. The Parish Church is not yet ready, with building works not complete.

#### **9. Noticeboards**

I'm pleased to see the noticeboards now in place outside the Library, so all the notices on the porch windows can be removed.

#### **TC.397 Use of Outdoor Space by Businesses (Social Distancing)**

Written and verbal feedback from businesses has been collected over the past two weeks. This was presented to Councillors before the meeting and helped shape the Town Council plans. The information reinforces the view that getting two advisory speed signs (20) miles and signs warning of pedestrians in the road would be the changes needed to gain the greatest safety for the residents and assist businesses. Other measures were considered but rejected because they did not have the same benefits for residents and businesses. The exact locations would be guided by Highways.

**RESOLVED:** Clerk to contact James Hardy 24 June 20 to request support in obtaining the camera and signage.

TC.398 Information Items and Matters to Report

Car Parks and Toilets. The Clerk informed Councillors that a meeting with Cornwall Council on the devolution of the Toilets was happening this week on 25 June 20. It was hoped that work by Cormac could begin shortly and that if a portal loo was needed it would be provided by Cormac. If the Toilets could be opened before work starts it would assist the visitors' season next month.

A Meeting is arranged for 30 June to discuss the Recycling Centres.

Chris Denley will be replacing Grenville Prowse as the Sports Hall representative, agreed mutually previously and agreed by Council.

The Clerk will check with CALC on the current guidance on holding the Annual Meeting and report back.

At a future meeting a review of the role/outside bodies will take place perhaps in September 20.

Daisy Gibbs will report back at the next meeting on the Daisy Chain.

Constance mentioned a local lady has planted hundreds of trees and was inviting her to a climate change meeting.

The meeting closed at 9.17pm.

Chairman's signature \_\_\_\_\_ Date \_\_\_\_\_