

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 7<sup>th</sup> October 2019 at 6.45pm

Present:

Cllrs M Blundy (Mayor), S James (Deputy Mayor) Z Baxter, B Clemens, J Manser, C Moore, F Morris, L Paine, G Prowse and B Strick

Public present:

There were 7 members of the public present

TC.130 Public Address at Council Meetings

Speakers:

a) **Mr Dave Stevens** (Presentation from the Neighbourhood Planning Group)

Please look on the neighbourhood plan website to see the presentation and data analysis.

The responses were viewed in demographic bands and then compared to Cornwall Council's analysis of demographics, and found to be identical and proportionate. There was a remarkable 39.6% return rate.

Questions were marked according to plus and minus criteria, with the highest score possible of 1998. Some surveys were discounted due to being blank and some abusive, meaning that 994 were analysed.

A separate section for Business owners is detailed on the website.

The data is preliminary and can be further dissected. A huge amount of information is available.

Next steps: working on detailed analysis of responses/looking at producing policies.

b) **Mr. James Fowler** spoke about Planning Application No. PA19/07419

c) **Mr Bryan Roskilly** spoke about the Western Hunt in St Just

TC.131 Apologies for absence

D Shephard

TC.132 Declarations of Interest

Cllr Clemens: PA19/05509 (neighbour)

TC.133 Dispensations

None

TC.134 Resignation of Town Councillor

The Mayor advised that Cllr Roberts had resigned. The appropriate notices have been issued, and the Mayor has written to thank him for over six years' service to the community.

TC.135 Minutes

Page 1 amendment: Z Baxter was present at the meeting

**RESOLVED:** that the Town Mayor signs as a true and accurate record of the Minutes of the Ordinary Meeting of the Town Council held on 16<sup>th</sup> September 2019

TC.136: Matters Arising

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Cllr Strick queried the changing of the minute as she had seconded accepting the minutes but not agreed to the amendment. After discussion Cllr James proposed and Cllr Manser seconded that the amendment be endorsed and approved at this meeting, and the vote was carried.

**RESOLVED:** To approve the change in Minute as detailed in TC.109 b) ii)

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(TC.122): Councillors have been informed about a change of nominee

(TC.123): No quote has been obtained, but the repair to the bus shelter is in hand.

Page No. 1

Chairman's initials \_\_\_\_\_

(TC.124): Cllr Morris is awaiting a quotation for the Christmas trees, and will let the Mayor know.

(TC.125): Final Heads of Terms documents for the car parks and toilets had been received, and were re-sent to councillors; these will be looked at in the next Premises Committee meeting before bringing to Full Council.

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(TC.127): Location of the noticeboard at the Library will be looked at next Premises meeting

TC.137: Finance

a) Accounts for payment

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

b) Noted: The completion of the Annual Governance Statement of the External Auditor 2019/2020

TC.138: Planning

a) **Applications:**

Cllr 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 additional information and be in a different role.*

1. Application PA19/05509

Proposal Application of reserved matters following outline approval PA16/08439: Details of the access, appearance, landscaping, layout and scale. Location Land of SE Of Whealbal, Road from the B3306 Between St Ives Road and Carnyorth Hill to Wheal Bal, Trewellard, Pendeen, TR19 7SS

**RESOLVED: OBJECTION** to what is proposed, with recommendation to return to the indicative outline plans (two modest semi-detached dwellings)

2. Application PA19/07535

Proposal Fell Sycamore (T1) Fell Cherry (T2) Location Rosewell Cot Valley St Just

**RESOLVED: DEFER** until Tree Officer report received.

3. Application PA19/08033

Proposal Replacement garage. Location Heathers Cottage Kelynack St Just

**RESOLVED: NO OBJECTION**

4. Application PA19/08167

Proposal Construction of two storey extension, annexe, new porch and associated works Location 15 Bosorne Street, St Just

**RESOLVED: OBJECTION**

On grounds that it is unneighbourly, overbearing, access shown on plan doesn't exist, lack of parking

Request that Cornwall Councillor call it in if CC disagree with our objection

5. Application PA19/08036

Proposal Redevelopment of redundant Women's Institute site by construction of two three bedroomed detached dwellings and ancillary works: Variation of conditions 2 and 7 in relation to decision notice PA17/11723 Location Pendeen Womens Institute Boscaswell Road Lower Boscaswell Pendeen

**RESOLVED: OBJECTION**

On grounds of wrong materials (should be granite not brick)

6. Application PA19/07419

Proposal Conversion of Chapel into a 4 bedroom dwelling Location Trewellard Wesleyan Chapel, Chapel Terrace Trewellard Pendeen

**RESOLVED: SUPPORT**

b) **Decisions**

**PA19/03328**

Reserved matters in respect of PA16/01549 (Construction of 14 residential units (12 holiday units and 2 live work units) **Location** Carnyorth Industrial Estate, Carnyorth, St Just. **Approval** (T. Cl. Strong support)

**PA19/06097**

Demolition of existing outbuildings and construction of garage. **Location** 9 The Square, Pendeen **Approval** (T. Cl No objection)

**PA1907096**

Enquiry reference proposal. NMA1 for increasing floor height of the aviaries by 300mm (260mm) and reducing overall height of the aviaries by 300mm to decision PA18/08918 (28-12-18) **Location** Bosavern Cottage, Bosavern, St Just **Approval** (T. Cl No objection)

**PA19/06502**

Proposed front porch. **Location** 20 Carnyorth Hill, Carnyorth, St. Just **Approval** (T. Cl No objection)

**PA19/04083**

Installation of solar PV array **Location** Porthledden, Road from Cape Cornwall Road to Cape Cornwall, St Just **Approval** (T. Cl No objection)

**PA19/04084**

Listed Building Consent for the above. **Approval** (T. Cl No objection)

**PA19/04719**

Completion and retention of garage approved under previous application – amended design in relation to decision notice PA17/00877 **Location** Kelynack Barns, Kelynack, St Just **Approval** (T. Cl No objection)

**PA19/06570**

Demolition of covered yard and construction of dwelling **Location** Land West of Truthwall, St Just **Approval** (T. Cl Strong objection on the grounds of overdevelopment)

c) **Appeals**

**Appeal Ref: APP/D0840/W/18/3211328**

Change of use of Land to Landscape Contractors business.

**Location** Access Track to Leswidden Fuel Depot, St Just, Cornwall TR19 7RU

**APPEAL DISMISSED**

TC.139: Neighbourhood Planning (NP)

The Mayor reiterated the Council's thanks for the presentation given at the start of the meeting. She advised that the funding application to 'Locality', which had been prepared and lodged with the Town Council, had never been submitted. This application will not now be accepted by Locality, since retrospective applications are not allowed. The rules are clear, and further supplication will not succeed.

J Summers (Secretary of Steering Group) was invited to speak, and she informed the meeting that the Treasurer of the Steering Group had submitted the proposed budget to the then Locum Clerk early in this financial year. Expenditure to date is over £3000. Councillors expressed regret that this opportunity had been missed. The group is now putting together a bid for finance for expenditure for the remainder of this financial year.

TC.140: Mayor's Report

Events since the last meeting have been overshadowed by the resignation of one of our councillors and the Time Off In Lieu being taken by our Locum Clerk. Work has been done in sorting out outstanding issues – notably banking, attempting to submit an overdue grant application for the Neighbourhood Plan grant, preparations for the transfer of the library building, and following up matters from the last Council meeting. I want to pay tribute to Shirley and Julie in the office, who have coped under very difficult circumstances.

Meanwhile, I have attended the Are You Being Served? Event at St Johns Hall on Tuesday, focussing on help and support available for the over-50s; and the Mayor's Civic and Community Service at Hayle yesterday.

The library hosted an impressively successful White Night event, with almost 1000 people passing through the doors over the 24 hours. A report has just been received from the organisers, which will be circulated to all councillors after this meeting.

Coming up we have the Dark Skies event at Minack Theatre on Saturday, and of course the Levant 100 commemoration events on Sunday 20<sup>th</sup> October.

Arrangements are in hand ready for St Just Feast, the service and the awards afterwards – thank you for your responses for the prizewinners.

I would like to flag up the issues with the CCTV cameras –Andy Tonkin has been in touch with me.

I suggest this is made an agenda item for a future Council meeting.

On a lighter note, I was pleased to receive a gift from Tim Saunders, a poet who was barded here in St Just 21 years ago and whose daughter Gwenno was barded here last month. He gave me with a framed Cornish poem, a *besontenn*, which he wrote here in St Just on the day of the Gorsedh.

TC.141: Correspondence

A report on the Sustainable Pendeen Event had been received. This is to be considered by the Climate and Environment Action Group. A further event is scheduled for 9<sup>th</sup> November.

An email had been received regarding fox hunting. It was agreed that individual councillors could respond.

TC.142: Matters to Report

Climate and Environment Action Group: Cllr Moore presented a report from the group, which has now met and appointed three members of the community to join the six councillors on the group, which will meet again next week to consider actions.

Premises and Amenities Committee: The Deputy Mayor outlined the damage at Pendeen Play Park, and the repairs carried out so far, with discussion taking place about the wall repair and cleaning of graffiti. It was agreed that the Deputy Mayor should ask Pip Morse for a quote to repair the wall. It was suggested that the Mayor contact Cape Cornwall School regarding the damage caused.

Cllr Paine: concerned about the appearance of the building site on the entrance to St Just. This was acknowledged, but it is a work in progress.

Cllr Strick: requested that the Town Council submit the planning application for Pendeen Cemetery on its behalf, which would attract a 50% reduction in fees.

**RESOLVED:** That the Council submit the application, with the named contact Cllr Strick. The committee will prepare the application, to minimise the work to the Council.

The Deputy Mayor updated councillors on Pendeen Surgery, which is being sold to a private buyer who intends to keep the building as a surgery.

TC.143: Library

- a) The Mayor advised that the Transition Fund Application is ready to be submitted and needs to be sent as soon as possible.

**RESOLVED:** That the application be submitted by Cllr James CC in the absence of a Proper Officer.

- b) The transfer date has been postponed to 1 November due to outstanding issues. Cornwall Council has agreed to this, with the Town Council paying the costs for October whilst CC retains responsibility. Surrender of the Council Offices will remain the end of January 2020.

**RESOLVED:** That the Town Council contributes the running costs for October and works towards a 1 November transfer date subject to satisfactorily resolving an outstanding issue.

- c) It was noted that the document needs to be sealed, perhaps on 21<sup>st</sup> October, subject to an outstanding issue being resolved.
- d) The Mayor is in the process of gathering policies and documentation while there is no Clerk. The Chair of the Premises Committee suggested many of the less urgent matters could be taken on.

TC.144: Exclusion of the Press and Public

**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)

Staffing Update by Chair of Staffing