

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 2nd
December 2019 at 6.45pm

Present

Marna Blundy Town Mayor
Sue James Deputy Mayor

Councillors

Zoe Baxter Farmer Morris
Jonathan Manser Grenville Prowse
Constance Moore Debbie Shephard
Brian Clemens Louise Paine

Prior to the commencement of the meeting the council met with representatives of Warrens Bakery in closed session and the notes of these discussions appear as confidential Minute 221.

TC.207 Public Address at Council Meetings

Mr David James advised the meeting that he wished to speak on the Warrens Bakery closure but before doing so requested that the condolences of the community be placed on record in respect of the tragic death of Ellen Roberts.

Mr James said that he hoped all that could be done would be done for the staff of Warrens and on behalf of the Chapel Trustees he offered any support that they might be able to provide.

Looking to the future of the site, Mr James hoped that it may continue to have commercial use and that the community may be afforded time to come together with the council to examine alternatives which could include for example biomass production, construction of electric vehicles with any structure erected being clad in solar panels to provide energy for any other enterprise on the site. He appreciated that such ideas were embryonic at this stage but in time could be examined in terms of working up a business case which could attract investment for the purchase and development of the site for much needed jobs in the area and not simply for more housing.

Mr Mark Sullivan, Chairman of Warrens, responded to repeat that discussed with the council earlier namely that the bank was the principal creditor in this matter and the company would have to demonstrate to its satisfaction how the site was being marketed and Mr Nick Straw, Property Director, felt that it would be possible to examine any proposals brought forward in parallel with any other interest and he would be happy to meet with Mr James in this respect.

Claire Saville, Human Resources Manager, returned to the earlier point raised in respect of support for the employees affected and advised that at every turn the company was being transparent with staff and looking to provide help with alternative employment, including some redeployment, and also with redundancy payments, benefit advice and opportunities for training in new skills.

TC.208 Apologies for Absence
All present.

TC.209 Declarations of Interest
Councillor Morris declared an interest in Planning Application PA19/10013 and 10014 as a family friend of the applicant.

Councillor Clemens declared an interest in Planning Application PA19/05509 as a neighbour of the applicant.

Councillor James declared an interest in Planning Application PA19/09854 as a trustee of the applicant.

TC.210 Dispensations

Councillor James advised that she had made an application to the office in accordance with procedure in respect of Planning Application PA19/09854 and would address the council prior to withdrawing from the meeting.

TC.211 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 18th November 2019 subject to an amendment to item TC.206 to correct the date to the 13th December.

TC.212 Matters Arising

Referring to the presentation by representatives of the Tin Coast Partnership, Councillor James advised that an assurance was being sought that the council was willing to be a partner and it was **RESOLVED** to confirm the council's willingness to do so with Councillor Paine as the first point of contact.

TC191:

Councillor James advised that there would be a better sharing of information between the partners to establish the remit of each of them in terms of instructions to our contractor. Councillor James also referred to any proposal to open footpaths on the part of the PLP in terms of sustainability and who would bear the cost of future maintenance.

TC192:

Councillor James advised that in respect of the large spike in telephone charges, itemised bills for the last two quarters had been requested.

TC204:

Having noted that the reclaimed flagpole from the British Legion was beyond redemption and in the unlikely event of a replacement being found or donated a new pole would need to be purchased in due course.

TC.213 In respect of the presentation by representatives of Warrens Bakery Councillor Clemens felt that as the matter moved forward the council should do all in its power to secure the future of the site for commercial use. Councillor Shephard referred to the ideas brought to the meeting by David James and felt that the council should work with the community in any way possible to develop any commercial initiative. The Mayor felt that whatever the future for the site, an area to alleviate parking problems in the vicinity would provide a small community gain.

TC.214 Finance

a) Accounts for Payment

Councillor Clemens declared an interest in this item and retired from the meeting

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

The need to investigate the telephone bill was noted

b) Grant applications

RESOLVED: To award £1000 to the Table Tennis Club in particular recognition of the sterling work done with and the opportunities provided for young people, over the past 20 years.

c) Letters of thanks

A letter of thanks had been received from Madron Parish Council regarding Feast Sunday which their Vice Chairman described as inspirational.

TC.215 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. PA19/08967

Proposal: Demolition of existing conservatory and construction of new 2 storey extension and replacement conservatory

Location: 20 Regent Terrace St Just

RESOLVED: NO OBJECTION

2. PA19/05509

Councillor Clemens declared an interest and retired from the meeting.

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

RESOLVED: NO OBJECTION

3. PA19/10012

Proposal: Garden room extension to front elevation of barn Location Roosters Roost Tregiffian St Buryan

RESOLVED: NO OBJECTION

4. PA19/09691

Proposal: Two storey rear extension and new garden shed Location 57 Boscaswell Village Lower Boscaswell Pendeen

RESOLVED: TO DEFER COMMENT PENDING COMMENTS FROM WORLD HERITAGE SITE AND IN RESPECT OF ITS DESIGNATION AS BEING IN AN AREA OF OUTSTANDING BEAUTY

5. PA19/09899

Proposal Construction of concrete base for the siting of a caravan Location Kelynack Caravan Park access track to Green Acres Crippas Hill St Just. It was proposed that the Council supported the evidence submitted because Councillor Clemens affirmed the family had lived there for the time specified.

RESOLVED: NO OBJECTION

6. PA19/09923

Proposal Certificate of lawfulness for existing use for The Chalet as a single residential dwelling Location The Chalet Kelynack Caravan Park Crippas Hill St Just

RESOLVED: NO OBJECTION

7. PA19/10013

Councillor Morris declared an interest and retired from the meeting.

Proposal Application for Permission in principle for proposed residential development (up to 3 dwellings) Location Land East of the Pond Leat Road Boscaswell Downs Pendeen

RESOLVED: STRONG OBJECTION ON THE GROUNDS OF DEVELOPMENT EXTENDING THE BOUNDARY OF THE SETTLEMENT WHICH SHOULD BE RESISTED

8. PA19/10014

Councillor Morris declared an interest and retired from the meeting.
Proposal Application for Permission in principle for a single dwelling
Location Land NE of the Pond Leat Road Boscaswell Downs Pendeen

**RESOLVED: STRONG OBJECTION ON THE GROUNDS OF
DEVELOPMENT IN THE OPEN COUNTRYSIDE AND CONCERN RE:
FLOODING**

9. PA19/09854

Councillor James declared an interest but prior to retiring from the
meeting advised the council that there had been a number of public
meetings and the proposal is supported and needed by the community.
When complete it will be set up to be managed by a Community
Interest Company. Proposal Change of use of land to create a
community cemetery for burials and memorial and extension of car
park Location Land Adjacent To Centre of Pendeen TR19 7SG

RESOLVED: TO STRONGLY SUPPORT THIS PROPOSAL

b) Decisions

1. PA19/07535

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

Approval

2. PA19/07419

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

Approval

3. PA19/07420

Listed Building consent Conversion of Chapel into 4 bedroom
dwelling Location Trewellard Wesleyan Chapel Trewellard Pendeen

Approval

4. PA19/08036

Redevelopment of redundant Women's Institute site by construction
of two three bedroom detached dwellings and ancillary works with
variation of conditions 2 and 7 in relation to decision notice
PA17/11723 Location Pendeen Women's Institute Boscaswell Road
Boscaswell Pendeen

Approval

c) Appeals

None

TC.216

Neighbourhood Planning

Councillor Shephard had prepared a report dated the 29th November and which reads as follows:-

. We have reviewed our timeline. Cornwall Council has advised us that we should plan for more time for the formal processes of submission to them and assessment by an independent examiner. We also need to allow more time for work on policy drafting, evidence gathering and finalisation of our draft. We are therefore looking to submission of the draft plan to the Town Council by the end of March 2020, preceding the local public consultation period of six weeks, and then submission to Cornwall Council.

All being well, the likely time for a referendum would be in November/December 2020.

. We had a very useful workshop on drafting policies, and policy writing is now going forward. We will have two further workshop meetings in December and January to discuss and test drafts, deal with overlaps and omissions, and reviewing evidence to justify them, before collating the policies.

. We are meeting the AONB planning officer on 4 December for advice on policies. We were at the Sustainable Pendeen event on 9 November which provided useful feedback and contacts. We have had contact with Kernow Primary Health Care (Kernow Clinical Commissioning Group), who will provide some health data.

. We are starting work in parallel on drafting the rest of the plan.

. To confirm previous oral reports:

- Funding of £2193.78 has been received by the Town Council
- The Housing Needs Survey is on our website.

. Steering Group minutes approved by the Chair on the website.

The Steering Group meets monthly, prior to alternate meetings of the Town Council.

TC.217

Correspondence

The Mayor advised that there were two items:-

A response had been received from the portfolio holder at Cornwall Council, Councillor Nolan, which had failed to answer the points raised

with regard to the discontinuation of recycling facilities in St Just. It seemed clear that if recycling was to continue the Town Council may well have to cover the costs.

RESOLVED: TO EXPLORE IN THE NEW YEAR WITH OTHER PROVIDERS (POSSIBLY BOSTRAZE) LOCAL PROVISION WITH COUNCILLORS MANSER, CLEMENS AND SHEPHARD REPRESENTING THE COUNCIL. FURTHER THAT THE MAYOR RESPOND TO COUNCILLOR NOLAN REQUESTING THAT HE ADDRESSES THE ISSUES RAISED IN THE INITIAL LETTER.

The second communication related to the Community Governance Review and the mayor advised that the Councils view not to introduce warding had been accepted and would hopefully be confirmed following final consultation.

TC.218

Committee Reports

a) Staffing Committee

Councillor Manser advised that arrangements regarding leave and sickness had been determined along with the process for reporting property issues. There was a need to increase the bank of volunteers and the committee were recommending that payroll software be purchased in the sum of £72 for an annual licence.

RESOLVED: TO APPROVE THE PURCHASE OF PAYROLL SOFTWARE.

b) Premises and Amenities Committee

- i) Councillor James advised that the last meeting discussed the issue of noticeboards and 3 in number were required to be constructed of aluminium and glass. The acting clerk agreed to obtain information on the range available with likely costs.
- ii) The fire extinguishers at the library had been checked by Firecrest and future servicing could be considered as the Council developed management procedures for the library.
- iii) Further information was required in respect of the regulations relating to legionella testing and the acting clerk would seek information from Penlee House Gallery and Museum in this respect.
- iv) Relocation of the server was considered to be desirable as it was causing a minor noise nuisance in its present position.
- v) Based on Solicitor's advice and resolution of the Council, a revised version had been submitted to Cornwall Council by Councillor James and a response is awaited.

- vi) Relocation of the defibrillator currently located at the council office building had been discussed and members of the committee felt that it should remain within or close to the square and approaches would be made to property owners. Eg The Commercial – Penlee House.

TC.219

Library

To receive updates and agree any associated actions and expenditure
a) In addition to those items reported above by the Premises and Amenities Committee the Mayor advised that she was now beginning to receive statistical data which would be shared with councillors in due course.

TC.220

Mayor's Report

1. On the 20th November the Mayor attended the Tour of Britain meeting, the notes of which had been circulated to members. Councillor Prowse advised that going forward it was proposed to form a Tour of Britain group and to extend an invitation to any other interested parties to become involved.
2. On the same day the Mayor attended a meeting in the Plen an Gwari which brought together Nick Russell (Historic England), Adam Sharpe and Roger McLean. The Mayor was delighted to report that agreement had been reached about the type of flagstone, size, base, depth, soakaway, handrail etc. Adam was now going to draw up the agreed plan and Roger understands the type of flagstone to be used which will be sourced when they next become available.
3. On the 24th November the Mayor opened the Yuletide Fair, now in its ninth year and which had raised a record sum of over £2000 for three local primary schools and two nurseries. The organisers had requested that their thanks be conveyed to the council in respect of the grant received which helped to offset running costs.
4. On the 27th November the Mayor attended Cape Cornwall School's Awards Evening, where last year's Year 11 topped the Cornish school tables for successes.
5. The Mayor attended the Douglas Woolcock Transport evening on the 29th November for volunteers which provided a rare opportunity for the drivers to get together and for the Trustees to thank them for their commitment. We have good reason to be very proud of this remarkable project which helps many people in this parish.
6. Finally, the Mayor advised that she had attended Sennen Feast on the 1st December, where the Bishop of Truro officiated and the parish celebrated the 1500th anniversary of St Sennen's arrival – earlier even than Canterbury!

TC.221

Information Items and Matters to Report

Sue James: Councillor James advised that the Community Network Panel would be considering the next round of bids for highway works

and she had met with James Hardy to look at the Co-op Junction where parking and the general volume of traffic was causing concern. The problem was submitted to Highways to consider a solution. However any proposed solutions e.g. box Junction and further waiting restrictions would unlikely be observed by some motorists and Councillor Clemens felt that with delivery lorry trailers being considerably longer, it was a road safety issue which needs to be addressed. Concern was also expressed with regard to indiscriminate parking in front of dropped kerbs and asked that the PCSO be made aware of this. Several Councillors had supported a proposal for a shared visor.

Councillor James referred to the Dark Sky Bid and felt that the formal support of the Town Council would be of value and a letter would be sent.

Councillor James also raised the issue of the door to the clock requiring a coat of stain and it was agreed that she would obtain 2 quotes from suggested tradesmen and report back.

Brian Clemens: Councillor Clemens wished to place on record thanks to St Levan and Sancreed Councils for their support in voting funds to improve bus turning safety at Boscaswell.

Marna Blundy: The Mayor referred to a letter from the Planning Department regarding Application PA19/09277 12 Boswedden Terrace where the Town Council had offered no objection but the proposed decision was refusal.

The letter asked that the Council 'agree to disagree' on this occasion but members declined this invitation and

RESOLVED: TO REPLY ACCORDINGLY REQUESTING THE MATTER BE RECONSIDERED AND IF POSSIBLE CALLED IN TO BE EXAMINED BY THE PLANNING COMMITTEE.