

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL
held in the Library, St Just on Monday 10th February 2020 at 7.15pm

Present

Marna Blundy Town Mayor
Sue James Deputy Mayor

Councillors

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

TC.271 Public Address at Council Meetings

Mr Tony Wood was in attendance to address the Council with regard to Planning Application PA20/00293 Construction of dwelling on land West of Carnyorth Industrial Estate, Carnyorth, St Just.

Mr Wood advised that although the site location for this application is highlighted on the approved outline planning application PA16/01549, consultation with the case officer had led him to understand that no 'principle of development' has been carried over to this new application. It had been made clear to Mr Wood that it is being treated as a standalone application on countryside adjacent to Carnyorth Industrial Estate and it is not a reserved matters application as implied by some of the files online. The proposed substantial 5 bedroom open market dwelling will be to the north of the industrial estate with the exclusive access via a track in the adjacent agricultural field to the west.

Mr Wood's objections were threefold:

Firstly, there is no justification for the loss of valued countryside at this location within the AONB.

Secondly, there is no locational need for this type of dwelling.

Locational need is a requirement of the NPPF, paragraph 172, where expansion into the countryside is concerned.

Thirdly, the design of the dwelling is in contravention of Cornwall Local Plan policies 2 and 23 which deal with a dwelling's sense of place, preserving Cornwall's natural beauty and respecting the location's character. The proposal had done little more than slap on a bit of granite and slate.

Mr Wood felt that it should be noted that since the multi million pound holiday complex that is proposed to replace Carnyorth Industrial Estate has yet to be started, this application will be considered not only in context with the holiday complex but also in context with the industrial site should the holiday complex project for whatever reason not go ahead. For the above reasons Mr Wood requested that the Town Council strongly object to this unwarranted loss of countryside.

TC.272 Apologies for Absence

An apology for absence was received from Councillor Jonathan Manser.

TC.273 Declarations of Interest

No declarations of interest were made.

TC.274 Dispensations

No requests for dispensation had been received.

TC.275 Minutes

RESOLVED: That, subject to amendment to show the attendance of Councillors Baxter and Shephard, the Town Mayor signs as a true and accurate record the Minutes of the Ordinary Meeting of the Town Council held on 27th January 2020.

TC.276 Matters Arising

TC265:

Councillor Clemens referred to the proposal relating to reports and information to be gathered to inform a future debate regarding CCTV provision and advised that because there was no formal monitoring facility attached to the equipment that evidence of its' effectiveness would be difficult for the police to provide.

TC.277 Finance

a) Accounts for Payment

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

b) Grant applications

No applications had been received.

b) Letters of thanks

No letters of thanks had been received.

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. PA20/00293

Proposal: Construction of dwelling. Location: Land West of Carnyorth Industrial Estate Carnyorth St Just

RESOLVED: STRONG OBJECTION ON THE GROUNDS THAT THE PROPOSAL WOULD BE AN ENCROACHMENT INTO THE OPEN COUNTRYSIDE AND THE ADVERSE IMPACT ON THE VISUAL AMENITY/AREA OF OUTSTANDING NATURAL BEAUTY

2. PA20/00363

Proposal: two storey extension providing a garden room, first floor lounge and a link to the existing annexe. Location: Boscregan Farmhouse Hendra St Just

RESOLVED: NO OBJECTION

3. PA19/08167

Proposal: Construction of Two storey Extension, Annexe, new porch and associated works including demolition of garage and formation of parking area. Location: 15 Bosorne Street St Just

RESOLVED: MAINTAIN STRONG OBJECTION ON THE GROUNDS OF OVER DEVELOPMENT.

b) Decisions

1. PA19/08732

Demolition of the existing detached garage/store to the north of the dwelling and the construction of a new outbuilding for uses incidental and ancillary to the dwelling. Location: Wheal Loor, road from junction north of Blue Seas to junction south of the Queens Arms, Botallack, St Just

APPROVED

2. PA19/10190

Construction of conservatory extensions to two caravans: Units 2 and 3. Location: Kelynack Caravan Park Access Track to Green Acres Crippas Hill St Just

APPROVED

3. PA19/05509

Application of reserved matters following outline approval PA16/08439: details of 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

APPROVED

4. PA19/09294

Construction of agricultural outbuilding on agricultural land to the north of Cot Manor. Location: Cot Manor Road From Cot Manor to Kelynack Farm Cot Valley St Just

WITHDRAWN

C) **Appeals**

None

TC.279

Neighbourhood Plan

Councillor Shephard presented the following report:

. We have set ourselves the target of completing a first draft of the Plan by the end of March. This means that, following approval of the draft by the Town Council, we will aim for the statutory public consultation in June/July. Following any further amendments and Town Council signing off, the plan would go forward for formal consultation with Cornwall Council and then for independent assessment. We would hope that this would lead to a referendum early in 2021. However if there is a delay, we would look to a referendum on the date of the Council elections in May 2021. The new timeline is on the website.

. We have now had informal feedback on most of the draft policies and intend to pull these together at another workshop at the end of February. The feedback has (inevitably) thrown up some needs for redrafting and some gaps. We need to do some work on policies about landscape. We've decided to include a Dark Skies policy (referring to exterior lighting) in the light of the priorities shown by the survey and direct feedback in the Dark Skies consultation. We've had a very helpful briefing from Cornwall Community Land Trust about how the Plan could support more affordable housing. We've put off a decision on whether to include a 'principal residence' policy until we've done more work on this. We also need to clarify what policies are emerging at Cornwall Level about climate change and energy to avoid making late changes to the Plan.

. Writing the rest of the Plan is well under way, including sections on 'The Parish in Numbers', Community Consultation and the Policy context.

. *We would like the Town Council's advice on priorities for spending Community Infrastructure Levy (CIL), which should be included in the Plan. Income from this is not likely to be large. So far it looks as if parking would be a high priority for residents. Promotion of community energy schemes and ways of cutting energy costs might also be a possibility.*

. We will prepare our proposed budget at our next meeting on 2 March, ready to make a bid as soon as the bidding process opens in April.

. We've decided to refer to ourselves as the 'Neighbourhood Plan Team' as there are no longer sub-groups, and this reflects the reality of how we work.

Councillor James referred to the Dark Skies project and advised that light meter readings had been taken which showed St Just to score worse than most areas (including Penzance) largely because of the age of the lighting which was neither dimmed or downward directed. In respect of the bid for Dark Skies Reserved Status, Councillor James offered to draft a letter of support on behalf of the Council which would be tabled for consideration and hopefully approval at the next meeting.

TC.280

Correspondence

a) Seagulls

An email had been received from a resident in a neighbouring property requesting that the Council, as owners of the library, considers measures to deter seagulls from nesting on the roof. The Mayor had looked at possible preventative measures but Councillors felt that there was little that could be practically done to prevent the problem in a coastal area and that no action would be taken and the Mayor would respond to the neighbour accordingly.

b) Planning Application PA19/10029

In respect of this application to form a new access within an existing arable crop field at Tregiffian, Tregiffian Vean, Road from Escalls Cliff to Tregiffian Vean, the Council had resolved to offer 'No Objection'. However, the Planning Officer had written to advise that she would be recommending refusal for a number of policy reasons and invited the Council to address the matter through the Planning Protocol.

RESOLVED: To use Option 3 and to maintain the 'No Objection' response and requesting that the matter be called in to the Planning Committee and Councillor Morris would represent the Town Council's position at the meeting.

c) Planning Application PA19/09899

The application for the construction of a concrete base for the siting of a caravan and diversion of footpath 114/23/2 at Kelynack Caravan Park, Access track to Green Acres, Crippas Hill St Just had been sent to the Council for further consideration as the 'diversion of footpath' had not been included in the original narrative. The maps attached to the application showed the existing and proposed route of the footpath and Councillor Clemens advised that the proposed route was in fact the line of the path currently and had been so for as long as he could remember.

RESOLVED: That the Council would hold to its' original response and the Clerk would advise the Planning Officer of the current line of the path and the length of time it had followed this course.

d) Councillor James advised that there was the opportunity to make a bid for monies to improve the footpath network but the timetable to submit any bid was tight. Councillor James proposed that a 'single item' meeting of the Premises and Amenities Committee be convened on the 17th February to which the Council's current contractor would be invited for his knowledge and input as to paths which could benefit from improvement work over and above the annual maintenance cuts. Any proposals from that meeting would be tabled for consideration by the full Council on the 24th February in the hope that a bid for funding could go forward.

TC.281

Committee Reports

a) The Staffing Committee had met on the 6th February but in the absence of the Chairman, it was agreed that a report would be deferred to the next meeting.

b) The Clerk advised that the Audit Committee meeting scheduled for the 14th February had been cancelled and that the review of Risk Assessments and other matters such as Financial Regulations would be held over pending the new Town Clerk taking up post. Any changes required by way of legislation or matters arising from an examination of the Risk Assessments would be reported to full Council prior to the financial year end.

c) Councillor Moore advised that the Climate Action group had met and a number of proposals had been made as follows:-

That the Town Council should take account of environmental and sustainability issues in its' decision making processes;

Representatives of the Extinction Rebellion Group would be happy to address the Council at a future date;

A volunteer had been found to 'refurbish' the noticeboard in The Square and it was agreed that the Council would cover the cost of the materials required estimated to be approximately £40.

The group had drafted a leaflet to raise awareness of climate change issues and ways in which residents could take small but effective measures to reduce their carbon footprint. Distribution would be by volunteers but assistance would be required from the Council in respect of printing costs and an estimate would be brought forward for consideration in due course.

TC.282

Library

Staff are settling into the new offices in the Library and all is going well - just a few problems with keys and locks and delays in completing the cupboards.

Notes of the meeting with the Client Relationship Officer have been circulated – new volunteers have been recruited with an aspiration to increase opening hours using staff alongside volunteers, dealing with issues over training and access to Library computers etc.

TC.283

Car Park and Toilets

The Mayor advised that there was little to report on this matter.

Councillors were disappointed that long promised works to the two toilet blocks had still not been carried out and this was a bar to the transfer being completed. As a consequence the Council was still having to pay Cornwall Council approximately £17,000 per annum to compensate for loss of income.

RESOLVED: The Mayor would write to Scott Sharples of the Cornwall Council Devolution Team requesting that the repair works be carried out as a matter of urgency in order that completion of the transfer could take place. James Hardy would also be approached for his assistance in bringing this matter to a speedy conclusion.

TC.284

Tour of Britain

Councillor Prowse had requested that this item be placed on the agenda to enable discussion to take place about the level of involvement of the Town Council and the wider community in activities that might be staged locally to compliment the main event.

It was noted that Cornwall Council was holding a 'Community Briefing Event' on the 27th February at 6.30pm in St John's Hall and it was agreed that a number of Councillors would attend and that the invitation to the event would be sent to local community groups and sporting organisations.

TC.285

Mayor's Report

- . The old offices had been successfully handed over on the 31st January and all furniture items had gone to good homes.
- . It was understood that there was a lot of interest in the building -- CC may make a decision later this month.
- . The Mayor had attended the Marazion Civic Service last month and the St Ives Feast Monday that day.
- . The Mayor was chasing the Plenary Gwary works – Adam Sharpe had prepared drawings for Historic England to approve, then we just have to wait for Roger Maclean to find some flagstones. Fingers crossed it will be done for Lafrowda this year.

TC.286

Information Items and Matters to Report

Councillor Paine advised that she had attended a meeting with Emily Thornberry, MP, who was standing as a candidate for the Labour Party leadership but she felt that she had learnt little that was new from the presentation.

Councillor Paine had also attended a Tin Coast Partnership meeting with other business partners when the topic of discussion had been a visitors charter. She also reported on concerns raised by residents on

The Carn in relation to the condition of the lane in terms of its' surface with moss and vegetation rendering it dangerous. Residents had also raised the issue of the ever present dog fouling problem and Councillor James advised that if there was some sort of pattern to peoples' behaviour i.e time of the day or weekends then this could be reported to Cornwall Council and the area could be monitored accordingly by discreet cameras to apprehend offenders.

Councillor Clemens advised that he had attended the Police Liaison Group meeting where the new Police Inspector Rebecca Le-Chieminant had been introduced. The Inspector is well qualified with experience of the local area and a particular interest in working with youngsters on crime prevention matters and constructive activities. With regards to Network Panel news and following a request from member councils and members of the public, Councillor Clemens had asked James Hardy to arrange a meeting with the Planning Departments' Enforcement Team to discuss unresolved ongoing issues and Simon Mould had already started to make inroads towards the meeting.

With regard to Tin Coast Partnership funding Councillor Clemens reported that although the first round of funding was secure, the goalposts had moved and he had asked James Hardy to meet with the local MP, Derek Thomas, to ensure that TCP qualifies for continuing funding through the Coastal Towns Initiative. In this respect he wanted the matter to be raised at government level to ensure that monies are not lost to the TCP within the larger initiative.

The meeting closed at 8.33pm.

Chairman's signature _____ Date _____