

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL
held on Line, Zoom on Monday 11 January 2021 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 Debbie Shephard
Jonathan Manser Brian Clemens
Zoe Baxter Grenville Prowse
Constance Moore Chris Denley
Louise Paine

TC.132 Public Address at Council Meetings

None.

TC.133 Apologies for Absence

Apologies were received on behalf of Daisy Gibbs.

TC.134 Declarations of Interest

None.

TC.135 Dispensations

None.

TC.136 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 14th December 2020 with several minor amendments to TC 116,117 No2, 122, and130.

TC.137 Matters Arising

None.

TC.138 Finance

Accounts for Payment of £32,299.36 were presented for approval.

RESOLVED: To approve the payments **£32,299.36**.

(a) Financial Assistance

None.

(b) Letters of thanks:

None.

(c) The Town Council Investment Strategy

The Town Council had looked at the Investment Strategy at the last meeting and agreed to review the document over the period between meetings. A discussion took place and the draft was accepted.

RESOLVED: The Draft document was agreed to become the Council's Investment Strategy Policy from today.

(d) Second Draft of the 21/22 Budget/Precept was presented and discussion held.

The 2nd draft budget and narrative were shared previously by email with Councillors. The Clerk/RFO outlined the approach at the previous meeting and focused at this meeting on the amendments e.g., amounts to be increased or headings to be changed or combined suggested by Councillors. The Council agreed the draft which will now become the actual budget for 21/22. The Clerk/RFO will now submit the budget and precept request based on the budget to Cornwall Council by 23 January 21.

RESOLVED: The Council have set the 21/22 budget and the precept demand. The Clerk/RFO will submit them to Cornwall Council on the Council's behalf by 23 January 21.

TC.139 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:** PA20/10190
Proposal : Application to determine prior approval for erection of spec building with roller shutter doors
Location: Land West of Old Clayworks, Leswidden, St. Just **(T. Cl. Strong Objection – Overdevelopment of the parcel of land in the open countryside AONB. Near to residential houses. Noted the concerns of the Airport. No evidence of the Land Agent's comments/view).**
2. **Application:** PA20/09113
Proposal: Construction of agricultural barn
Location: Stunts UK Ltd., Storage Unit, Dowran, St. Just **(T. Cl. Deferred for more information).**
3. **Application:** PA20/10613
Proposal: Formation of an access and hardstanding for agricultural purposes
Location: Agricultural land at Chywoone, St. Just **(T. Cl. No Objection).**
4. **Application:** PA20/10641
Proposal: Conversion and extension of a redundant agricultural building to form a dwelling
Location: . Redundant barn adjacent to 11, Higher Bojewyan, Pendeen **(T. Cl. No Objection)**

5. **Application:** PA20/11066
Proposal: Non-material amendment in relation to Decision Notice PA18/07851 dated 11/10/18
Location: 30, Bosorne Road, St. Just. **(T. Cl. No Objection).**
6. **Application:** PA20/10430
Proposal: Extend redundant campsite shower block and change the use into a dwelling
Location: Bosavern House, Bosavern, St. Just. **(T. Cl. No Objection).**
7. **Application:** PA20/11279
Proposal: Prior approval of a building for agricultural use.
Location: South Bosvargus Farm, Access to South Bosvargus Farm, St Just. **(T. Cl. Withdrawn).**
8. **Application:** PA20/11396
Proposal: Certificate of Lawfulness for existing use of C3 residential caravan/seasonal camping site.
Location: Brea Veau Farm, St. Buryan, Penzance **(T. Cl. No Comment).**

b) Decisions

Application: PA20/07712
Proposal: Construction of domestic garage
Location: Old Miners' Dry, Trewellard, Pendeen. **Approval** (T. Cl. No Objection)

Application: PA20/08256
Proposal: Conversion of existing domestic ancillary building to ancillary accommodation.
Location: Trevedra Caravan and Camping Site, Sennen. **Approval** (T. Cl. Support).

Application: PA20/08550
Proposal: Proposed conversion of single storey barn to dwelling and single storey extension.
Location: Barn at Nanpean Farm, Cape Cornwall, St. Just. **Approval** (T. Cl. No Objection).

Application: PA20/09899
Proposal: Construction of concrete base for the siting of a caravan.
Location: Kelynack Caravan Park, Access track to Green Acres, Crippas Hill, St. Just. **Approval** *The existing public right of way across the site must remain undisturbed and unobstructed until legally diverted prior to the commencement of any of the development hereby permitted. A Public Path Order must therefore be obtained to divert the Public Right of Way under the Highways Act 1980.*
(T. Cl. No Objection provided footpath diversion is agreed with Landowner).

Application: PA20/09233
Proposal: Demolition of existing garage, construction of bungalow and associated works.

Location: Land south of Boscaswell Village, Pendeen. **Refusal** *The existing garage on site was proposed to be demolished to form the gardens for the affordable flats approved under PA12/09446 (see attached approved plan). The proposed development would therefore result in loss of amenity space for these properties. The proposed development would if permitted result in an unduly cramped site, which would not represent the character or layout of the area and would have an adverse impact on the residential amenity of proposed dwellings.*

(T. Cl. No Objection Final decision by majority of Council was to accept Cornwall Council decision).

Application: PA20/03290

Proposal: Construction of 2.4m and 3.0m high security fence to enclose football pitch and stand/dugouts including three pedestrian gates.

Location: St. Just AFC, Regent Terrace, St. Just. **Approval** (T. Cl. No Objection provided hedges are not damaged and holes are provided for hedgehogs/wildlife).

Application: PA20/08937

Proposal: Formation of off-street parking to the rear.

Location: 4, Carrallack Terrace, St. Just. **Approval** (T. Cl. No Objection).

Application: PA20/09123

Proposal: Construction of flat roofed dining room extension.

Location: 31, Carrallack Mews, St. Just. **Approval** (T. Cl. No Objection).

Application: PA09395

Proposal: Non-Material amendment to Decision PA20/05290 for alterations to internal layout and windows.

Location: Land between 15 and 17 Hillside Cottages, Trewellard, Pendeen.

Approval (T. Cl. No Objection).

Application: PA20/09425

Proposal: Work to trees within a Conservation Area. T1 – 1 x Dying Monterey Cypruss – fell. T2 – 1 x Dead Monterey Cypruss – fell. T3 – 1 x Dying Bishops Pine – fell.

Location: The Shed, Botallack Moor, St. Just. **Decided not to make a TPO (TCA apps)** (T. Cl. For Information Only).

Application: PA20/03941

Proposal: Lawful Development Certificate for existing caravan that has lawfully been lived in since 2002 for full residential purposes.

Location: Caravan at Bollowal Farm, St. Just. **Withdrawn** (T. Cl. No Comment).

Application: PA20/07884

Proposal: Conversion of existing domestic ancillary building to ancillary accommodation.

Location: Nanquidno Farm, Road from Newtown to Nanjulian, Nanquidno, St. Just. **Approval** (T. Cl. No Objection).

Application: PA20/08314

Proposal: Replacement Bay Windows

Location: 6A, Cape Cornwall Street, St. Just. **Approval** (T. Cl. No Objection).

Application: PA20/09444

Proposal: Non-material amendment to PA19/09099. Reduce the ridge height of the overall building by 800mm.No other amendments sought.

Location: Porthnanven House, Access track to Cot Valley Lodge, Cot Valley, St. Just. **Approval** (T. Cl. No Objection).

Application: PA20/07051

Proposal: Listed Building Consent: Construction of lean-to timber greenhouse to south side of house. 1.4m x 3.6m

Location: 3-4 Chy-an-Gwyador, Bojewyan Stennack, Pendeen. . **Approval** (T. Cl. No Objection).

Application: PA20/07785

Proposal: External rendering and first floor cladding.

Location: 18, Talveneth, Pendeen. **Approval** (T. Cl. Would like to see Cedar Natural Board (Wood) used since that is the most suitable material for sustainability not brown plastic material. T. Cl. would have no objection if Cedar Natural Board (Wood) is used).

c) Appeals *None*

TC.140 Neighbourhood Plan (NP)

The Neighbourhood Planning Team had not yet met, so no report was due.

TC.141 Library

The Town Council is providing the public with a restricted Library Foyer Service which is still allowed under the National Lockdown. The Council will monitor the developing situation and take action when necessary. Cornwall Council will be doing a site visit to review some property issues on 13 January 21 (replace cracked windows and inspect the frame structure).

TC 142 Plain an Quarry

The outstanding work to the Plain an Gwarry was discussed and referred to the Property and Amenities Committee Meeting on 13 Jan 21.

TC.143 Daisy Chain

The Council discussed what further assistance it could give to the project. It felt best to bring this discussion back to the next meeting to ask the organisers what help they needed.

TC.144 Coronavirus Report

The Clerk is continuing to send emails from the various bodies such as CALC and Cornwall Council to Councillors; on advice/actions the Town Council should take during the crisis.

TC.145. The Town Vitality Funding

At the last meeting the Council discussed the potential to gain up to £50K funding to assist the town of St Just; by having a completed Parish Plan and making a bid for funds from Cornwall Council. It was agreed at the last meeting to take this forward with a submission to Cornwall Council. The concept of submission was agreed in principle but would be brought back to this meeting for an update.

Sue gave some feedback that we cannot actually bid to fund a new post. However, we could fund work with others like the Tin Coast Partnership to enhance the Town. The Council could assist the work of the Partnership to continue beyond the life of the Coastal Community funding and enable it to do some very town centre focused work.

The Council agreed the application could be drafted by Councillor Sue James, James Hardy and Tin Coast Partnership members, for Town Council approval. It would need submission before the end of March, preferably, early February.

RESOLVED: The Town Council agreed for Sue James and the Partnership to work up a bid to come back to the Council for approval within the next two months.

TC.146 Parish Plan Sue James

A draft plan had been presented to Councillors at previous meetings which was now developed further and it was now agreed in outline, subject to future changes.

RESOLVED: The Parish Plan was agreed.

TC.147 Committee Reports

The Chair of the Climate Change Committee reported back after their meeting on Wednesday 6th January 2021.

Lafrowda Close

Lyla reported that tree planting has been agreed to start with, and Live West have some funding. Lyla has some trees already and space for a tree nursery.

Leaflet

The Chair has drafted a new version, and there was discussion of other items which can be included: i.e. Names of Green Energy Suppliers and contact details; using less water saves money. Details of solar panels and solar PV.

The Co-op also recycled plastic bags

Ask around if people have gardens, they could offer for people to grow things
Government Green Homes Grant. The Community Garden at Bosavern Farm

There was a discussion about possible uses of the Warrens site – community workshops, perhaps a shed for unwanted stuff that people could reuse, in return for a contribution. Planting at the library – Penwith Planters was mentioned, and Ali can contribute flowers. A letter will be sent to Ian to thank him for all his work.

It was suggested that the flowerbed by the primary school could be cleared and replanted with shrubs and small trees, and a seat placed there in memory of Robert Matthews.

Climate Change Committee considered Cornwall Council Climate Change Planning Policy.

TC.148. Bus Shelter

The Town Council had previously discussed the funding available from Cornwall Council. It was thought likely if funds of 3K were available for a bus stop, then the Council could investigate this in time and try to get an application in. Given the current restrictions on movements, it was thought unlikely to happen in this financial year. The first step would be to find out if it was possible to move the stop to a safer place nearer the entrance.

TC.149 Mayor's Report

Well, a new year and a new lockdown – not what we might have hoped for, but it seems we are in for a long haul before any semblance of normality is likely to return.

Now seems a good time to thank all Councillors for adapting to Zoom meetings so readily; the office staff for changing their working locations and patterns just as they were getting used to new offices and a new Town Clerk; and our Library staff for cheerfully serving the public with Click and Collect in the Library foyer. We know that none of these changes have been easy, but everyone has risen to the challenge. Thank you.

We ended the year seeing St Just lit up with the Christmas lights, the Christmas tree in the Square, and all the Advent Windows around the town, which helped give an air of festivity. Sadly, plans for St Piran's Day this year have to be diminished, but there are hopes for decorations around the town at the beginning of March. And we continue to hope that there can be a Lafrowda Day, the Tour of Britain and perhaps most significantly the Ordinalia in early September.

I'm pleased to see that our Community Ambassador, Doug Luxford, is hard at work in his role trying to address the unpleasant issue of dog fouling in the town. We are grateful to him for doing this, and really hope it results in improvements to our pavements and verges.

As we are now in the closing months of this administration, with the local elections in four months' time, I really hope we'll get to see the purchase of the toilets and car parks, and the remedial works completed in the Plen an Gwary before our term finishes.

Meanwhile, as we grapple with rising cases of COVID in our own community, let alone across the Duchy and around the country, we just have to hunker down, stay at home as much as possible, and wait for this pandemic storm to pass.

TC.150 Correspondence

Councillors drew attention to numerous emails and comments they had received and discussion took place on some of them.

Lands' End Airport the next stage of our Airspace Change Proposal (ACP) being put forward to the Civil Aviation Authority (CAA) for the block of airspace known as the Land's End Transit Corridor (LETC).

The change sponsor is Land's End Airport; however, the proposal is being developed by all regular users of the airspace including St. Mary's Airport, Penzance Heliport, Tresco Heliport, Sloane Helicopters and Isles of Scilly Skybus.

RESOLVED: The Council noted the Correspondence which had previously been shared with all Councillors by email.

TC 151. Emergency Plan

Arthur Roberts, Cornwall Council, had replied to say he was happy with the submitted plan on 22 December 20. The Council discussed the plan and stressed the importance of getting the Coordinators to have a virtual meeting. The Council acknowledged that the Plan should be accepted to become the Town Council Emergency Plan and it would constantly be updated and amended when changes were needed, such as when the election takes place in May 21. The Clerk will also inform Arthur Roberts, Cornwall Council that the Plan has been accepted.

RESOLVED: The Town Council Emergency Plan was agreed by the Town Council and Arthur Roberts, Cornwall Council will be informed.

TC.152 Information Items and Matters to Report

Next Devolution meeting on the Toilets and Car Parks will take place in January, exact date to be confirmed.

The Property & Amenities Committee Meeting is on 13 Jan 21 at 5pm.

The Staffing Committee will have a meeting on 19 January 21 at 5.30pm.

Brian Clemens asked Councillors to submit any questions to him to pass on to the Police Inspector.

TC.153. Exclusion of the 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).

The meeting closed at 9.07 pm.

