

MINUTES of the PREMISES AND AMENITIES COMMITTEE MEETING
of ST JUST-IN-PENWITH TOWN COUNCIL

held on Zoom following government guidelines to discuss Pendeen Playpark.
on 13 January 2021 at 5.00 p.m.

Present:

Cllrs S James (Deputy Mayor) Chair, J Manser, F Morris, G Prowse and D Shephard

Town Clerk:

Cas Leo

Public Present:

Mayor Marna Blundy and Adam Sharp (During Plain an Gwarry discussion).

PA.29 Minutes of the Last Minutes

Resolved: The Minutes of 2 November 20 were approved.

PA.30 Public Address at Council Meetings

Mayor and Adam Sharp (During Plain an Gwarry discussion).

PA.31 Apologies for Absence

None

PA.32 Declarations of Interest

None

PA.33 Dispensations

None

PA.34 Pendeen Playground

Committee to note Pendeen Playpark work on equipment is due to start today. The Committee asked the Clerk to obtain costings to repair the damaged wall with a dry lean stone concrete. The Clerk will contact the two Council Contractors and one other to obtain 3 costings.

PA.35 Library Building

Cornwall Council Contractors were visiting site today to install two new windows and produce a report on the structure. The new panes had been installed today. A report on the structure will come from Rosemary (Partnership Manager) later in the month. No other building issues.

Library Electricity

The FIT is producing a good income and the electric supply was successfully changed to an eco-friendly supplier at a cheaper rate (Bulb). The Clerk is currently disputing the bill with Bulb, its standard supplier, trying to have the credit which has built up in the account released back to the Council, which stems from when they took over the supply from the previous company.

Lettering/Signage

Debbie informed Councillors that attempts to identify a company to make the required signs was not successful. Therefore, the signage for the sign "Town Council and Library" will be sourced by the Clerk. The signs will not be plastic but of a light metal style sign. The Chair will share the names of possible companies she had come across in her search on internet post meeting.

PA.36 Car Parks and Toilets

Car Parks and Toilets (update) the next devolution meeting was due next week from the CLO information; however, given the national lockdown it may be later in January. Town Council had drafted a specification for Toilet Cleaning which was discussed and also a couple of amendments were suggested. The specification should specify cleaning twice a day between 15 June to 15 September. It was noted that the spec was based on a time out of Coronavirus conditions.

The Clerk explained what other Councils do about their toilets cleaning e.g., in house, local cleaners and larger companies, outlining the advantages and disadvantages of all sorts of cleaning. The Clerk said he would send on a CALC report on what Councils do about their toilets and the issues such as cleaning, vandalism to plumbing issues. The issue of Car Parks and how to keep them maintained was also discussed which may require a separate specification depending on what the Committee wanted going forward.

PA.37 Plain an Gwarry

The Committee invited Adam Sharp to the meeting along with the Mayor who had worked closely with him last year on the project of works. Adam updated the Committee on the current situation of the outstanding work at the Plain, later producing his report from May and November 2020 to give the Committee a more detailed view. Adam is an Archaeological Specialist who the Committee had authority from the full Council to commission to oversee the outstanding work project with Historic England. Adam gave the history and then the current issues taken from his report to the Committee. Adam was asked to submit his costings for providing this service to get the project moving again with a plan of work to the Clerk.

History

The St Just Plain an Gwarry passed into the ownership of St. Just Town Council a few years ago, but had received little in the way of maintenance under its previous ownership for some decades. A programme of works was agreed between the Town Council and Historic England under a Scheduled Monument Consent (SMC) to undertake necessary repairs to the stone-faced walls defining the perimeter of the monument, to repoint the stonework at its northern and southern entrances in lime mortar (these two items now being substantially complete) and to install small areas of granite surfacing at its entrances where the ground surface had become eroded through extensive footfall.

During a site visit in 2019 between the Town Council, Historic England and the Contractor undertaking the works (Mr. Roger Mclean) it was noted that the path line between the northern and southern entrances had also become somewhat eroded and was semi-waterlogged. It was requested that this problem could be addressed within the current works contract. St Just Town Council also requested that some form of handrail could be installed at the southern

stepped entrance to assist residents with mobility problems who wished to either access or traverse the Plain.

It was agreed that these additional works were necessary, and could be carried out under a modification of the existing SMC, subject to appropriate designs for the works being submitted to and approved by Historic England.

Proposal specifications

Wall repairs

The majority of the circuit of the Plain walling has been repaired/re-laid; the remaining section facing onto Bank Square and stretching from the northern entrance westwards to the yard adjacent to the Red Star takeaway will be conserved in an equivalent fashion, retaining the character of the existing stonework and re-using the existing stone wherever possible and hard surfacing the entrances.

The areas to be hard surfaced were agreed at the site meeting, and were to cover the two areas where significant erosion of the surface of the Plain had taken place, this having removed the turf and soil covering, exposing the uneven stony fills of the Plain. Much of the material exposed by erosion is considered likely to represent previous ad hoc attempts to tackle what is likely to have been an ongoing problem. In order to provide a longer term, more aesthetically-appropriate solution, it is proposed that these areas will be surfaced with locally-sourced flagstones, laid level with the entrances at their outer ends and sloping gently into the interior of the Plain to meet its existing ground surface levels.

The flags will be laid with joints sufficiently wide to allow them to be filled with locally-sourced soil which will be seeded with grass. The stone to be used will be approved by Historic England before it is used. Flagstones deriving from the beer cellar at the nearby Commercial Hotel have been proposed for this purpose, having been offered to the Town Council. The work will require some limited excavation to ensure that the flags can be securely bedded in a weak concrete mix. The work will be the subject of an archaeological monitoring and recording programme.

Drainage works

It is proposed that a 500mm wide by 350mm deep trench is excavated between the two site entrances with a gentle fall which will allow it to drain to the southern entrance. The base and sides of the trench will be lined with Terram or equivalent permeable geotextile. A 100mm diameter perforated plastic pipe will be laid in the base of the trench and all but the top 100mm of the trench will be backfilled with clean granitic stone to allow free drainage from the surface. The upper section of the trench will be backfilled with locally-won topsoil which will be suitably compacted before being seeded with grass.

The trench will be hand-excavated, though it is anticipated that a Kango or similar will be needed to excavate and break up some of the stonier fills and a motorised barrow may be required during the removal of the excavated material. The excavation will be the subject of an archaeological monitoring and recording programme. All arisings will be examined for any artefacts they might contain before they are removed from the site for disposal.

Handrail to southern Plain entrance

The Contractor is to source a photograph of an iron/steel handrail of a suitable type and historically-appropriate design and submit this to Historic England for approval. It is anticipated that the handrail will be fabricated by a local engineering company. The handrail will be fixed to the walling adjacent to the steps utilising the joints between its stonework wherever possible, avoiding any drilling into the historic stonework.

Recording

A digital photographic record will be made of the site prior to, during, and following the completion of the works. A copy of the record will be made available to Historic England for inclusion in its files and a further copy will be supplied to St. Just Town Council. This will be accompanied by a summary report on the works and any archaeological findings. If required, this would form the basis of a report to be lodged with the OASIS online database of archaeological projects.

Should the works expose any features which would require more detailed archaeological recording, this would be agreed with Historic England before being undertaken. The form of any additional recording and reporting would be agreed at the same time. Given that the lower levels of the Plain are documented as having been infilled with household rubbish and rubble during the 19th century, it is anticipated that all of the material excavated during the drainage and hard surfacing works will be post-medieval/modern in date and is very unlikely to contain any significant artefacts. However, all artefacts will be retained until the end of the contract, when they will be assessed prior to decisions made on their ultimate disposal. Should any require some form of recording or specialist assessment, the form this will take will be agreed with Historic England at the end of the works contract.

Discussion on the various aspects of work were had, which built on Adams briefing. Jonathan Manser offered to measure the level since the issue of the digging depth was a sticking point with Historical England. He would share with Adam and the Clerk.

The hand rail on the south side would be placed when obtained into the stonework joints. Discussion took place on obtaining one that would meet with Historic England. It was pointed out that they had approved one erected at St Just Church. A photograph will be shared with the Clerk. It was debated whether we should approach the company individual who did the work or ask a local tradesman (blacksmith). The Clerk would try and obtaining a costing from both. At the North entrance to the Red Star no further progress has been made so the outstanding work would need to be completed.

Resolved: The Committee agreed in principle to commission a revised report for the specialist work needed. The Clerk would contact the existing contractor Mr McClean once he has Adam Sharp's report. The Council would obtain costing for the remaining work.

PA 38. Any other matters.

Discussion took place on the white finger signs showing places and miles. It was discussed and mentioned that volunteer groups previously cleaned these but was uncertain as to who does it now.

Plans to position a bench near to the Primary School in St Just would need permission and the Committee felt the Clerk should approach the Highways Department to get their permission.

Bench/Table at the Leat may have become loose - check when next in the area.
Zoom links for Grenville to be sent to Constance.

The Chairman closed the meeting at: 18.49p.m.

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Chairman's signature _____ Date: _____