

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in St Just Library, Market Street, on Monday 21 June 2021 at 7.15 pm

Present

Sue James Mayor
Daisy Gibbs Deputy Mayor

Councillors

Chris Denley Howard Charman
Martin Cavell Robert Chadder
Doug Luxford Leanne Marsden

TC.19 Public Address at Council Meetings

Scott Nicholas PA21/03837
Richard Marsden PA21/03457
13 members of the public present.

TC.20 Apologies for Absence

Farmer Morris, Debbie Shephard and Jessica Morris. Andrew Exelby has resigned from the Council and created a Casual Vacancy.

TC.21 Declarations of Interest

Leanne Marsden Planning Applications.
PA21/03457 and PA21/03837

TC.22 Dispensations

There were no dispensations granted.

TC.23 Minutes

RESOLVED: That, the Town Mayor signs as a true and accurate record the Minutes of the Annual Meeting of the Town Council held on 17th May 2021 with one line amended at TC 12 with reference to a key date 21 June 21 now ending the sentence.

TC.24 Matters Arising

None.

TC.25 Rule 8 of the Local Elections (Parishes and Communities) Rule 1986 Co-opting of Councillors

The Town Council Co-opted the following individuals to the Council following the set recruitment procedures following the uncontested election rules.

Robert Chadder
Doug Luxford
Leanne Marsden
Jessica Morris

RESOLVED: The above were co-opted and signed their declarations and became Councillors taking part in the remaining part of the meeting.

TC.26 Planning

Leanne Marsden left the meeting for the first two applications and re-joined the meeting once the decisions had been taken.

a) Applications

50/21 Application: PA21/03457 - Amended

Proposal: Construction of extension to Function Room, alterations to entrance to Clubhouse, two detached buildings to house additional guest accommodation, self-contained managers accommodation, and various associated works and internal alterations.

Location: Cape Cornwall Golf and Country Club, Road between Cape Cornwall Street and Upper Praze, St. Just. **(The Town Council took the decision to review this application at a future meeting once all the outstanding assessments are received ie ecological, transport, light and noise given the importance of the WHS location).**

56/21 Application: PA21/03837

Proposal: Construction of agricultural building, greenhouse building and associated works on a 35 Acre farm.

Location: Bosavern Farm, Bosavern, St. Just. **(Town Councillors made a site visit at the invitation of the Applicant having read the Land Agent's comments beforehand and asked why he could not use the shed he already had planning consent for, for lambing. The Owner stated there was a condition that he could only use it for storage and not animals. The Town Mayor upon checking the conditions he has consent for under PA20/11426 saw no conditions as to whether he could or could not keep animals in the shed. The class of this application was B8 – storage and distribution which is perhaps the reason he cannot keep animals in the shed for which he has consent**

The current application is again applying for B8 – storage and distribution so if this does prohibit his keeping animals, he will not be any better off even if he gains consent for the current application. Town Council took the decision to support the Land Agent's comments and not support this application – Objection).

57/21 Application: PA21/04284

Proposal: Certificate of Lawfulness for existing use: Construction of Agricultural Building for maintenance of land.

Location: Land West of the Old Clayworks, Access track to Leswidden Concrete, Leswidden, St. Just. **(T.CI. Noted).**

58/21 Application: PA21/03912

Proposal: Two storey extension

Location: Nanquidno Cottage, Nanquidno, St. Just. **(T.CI. No Objection).**

59/21 Application: PA21/04103

Proposal: Single storey rear extension to existing annexe (revised scheme of PA19/04462).

Location: Penty Tek, Joppa, St. Just. **(T. CI. No Objection).**

60/21 Application: PA21/04670

Proposal: Demolish existing porch and replace with larger porch/internal toilet.

Location: 16, Higher Bojewyan, Pendeen. **(T. CI. No Objection).**

61/21 Application: PA21/05100

Proposal: Conversion/Change of use of existing agricultural outbuildings for incidental use to main dwelling house and associated works.

Location: The Barn, Dowran, St. Just. **(T. CI. No Objection but would prefer the use of other materials to the doors/windows other than that stated).**

b) Decisions

Application: PA21/02084

Proposal: Replacement windows and door.

Location: 24, Fore Street, St. Just. **Approval** (T. CI. No Objection).

Application: PA21/02102

Proposal: Alterations and extension to dwelling.

Location: 20-21 Bojewyan Cottage, Bojewyan Stennack, Pendeen.
Withdrawn (T. CI. Objection)

Application: PA21/02103

Proposal: Listed Building Consent for alterations and extension to dwelling.

Location: 20-21 Bojewyan Cottage, Bojewyan Stennack, Pendeen.
Withdrawn T. CI. Objection)

Application: PA21/02122

Proposal: Change of use of land from pasture to overflow parking between May and September each year.

Location: Little Brea Veau, West Winds, B.3306 between road junction south of Land's End Airport and Crippas Hill, Kelynack, St. Just.

Approval (T. Cl. No Objection).

Application: PA21/03136

Proposal: Outline Planning Permission with all rights reserved – Single dwelling.

Location: Land rear of former Trewellard Stores, Trewellard, Pendeen.

Approval (T. Cl. No Objection).

Application: PA21/02737

Proposal: Replacement windows and external doors

Location: Meeting Place, North Row, St. Just **Approval** (T. Cl. No Objection)

Application: PA20/09653

Proposal: Extension of existing building with associated car parking and other ancillary works and refurbishment of existing building to provide ancillary accommodation to Seaward Barn.

Location Land and Building North of Scolars, Boscaswell Road, Lower Boscaswell, Pendeen **Approval** (T. Cl. No Objection)

Application: PA21/03227

Proposal: Proposed dormer roof extension.

Location: 11, St. John's Terrace, Pendeen **Approval.** (T. Cl. Objection)

Application: PA21/01474

Proposal: Demolition of existing garage, construction of affordable rented bungalow and associated works and alteration to layout of Application PA12/09446 (Construction of affordable flats with off-road parking and garden/amenity areas).

Location: Land South of 60, Boscaswell Village, Pendeen. **Withdrawn** (T. Cl. Objection)

Application: PA20/05956 & 7

Proposal: Repurposing modern stone boundary wall and construction of detached garage and store in rear garden and Listed Building Consent for the same.

Location: The Manor House, Truthwall, St. Just. **Withdrawn** (T. Cl. Objection)

Application: PA21/03688

Proposal: Loft conversion with rear balcony.

Location: 1, Levant Close, Trewellard, Pendeen. **Refusal** (T. Cl. No Objection to the loft conversion but have concerns on the balcony and its purpose)

Application: PA21/03715

Proposal: Alterations and replacement of extension to existing studio/garden store.

Location: Westward access track to Calartha Farm, Calartha, Pendeen.

Approval (T. Cl. Objection)

c) Appeal Decision

APP/D0840/W/20/3264713 PA20/01046

Chase End House, Truthwall Lane, St, Just

Appeal Dismissed

d) Enforcements None

e) Protocol Process PA21/02359 went through the protocol process at last meeting and since the applicant had changed the materials, in line with Town Councils objections, it was agreed to agree with the Planning Officers decision so no objection.

TC.27 Finance

(a) Accounts for Payment of £25,942.93 were presented for approval and the Clerk went through the payments.

RESOLVED: To approve the payments **£25,942.93**

(b) Financial Assistance
None.

(c) Letters of thanks:
None.

(d) The Quarterly Report ending 31 March 21 was circulated on the day and then discussed at the meeting. **NOTED**

TC.28 Completion of the Annual Governance Statement of the External Auditor 2020/2021

The Town Council are required to complete the Annual Governance Statement of the External Auditor to enable the statement to be returned to the External Auditor.

RESOLVED: That the Annual Governance Statement of the Town Council be approved and sent off to External Auditor.

(Action by Clerk)

TC.29 Accounting Statements for 2020/21

The Town Council are required to complete the Accounting Statements 2020/21 of the External Auditor to enable the Accounting Statements to be returned to the External Auditor by 28 July 21.

RESOLVED: That the Town Council Accounting Statements for 2020/21

be approved and sent off to the External Auditor.

(Action by Clerk)

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TC.30 Neighbourhood Plan (NP)

No meetings have taken place.

TC.31 Library

The Click and Collect service continues until 19 July 21 although the option to open further was possible, it is likely to be counterproductive with timed slots etc. Councillors were made aware of the library's 50th anniversary on Thursday 29th July 2021. The Friends of the Library are hoping to do cake and maybe an afternoon tea in the afternoon of that day to commemorate the time and day that the library was officially opened. It could be outside the library or maybe in the Plen, weather dependent, or maybe inside the library but social distancing could be an issue. Initially it was thought that maybe have a children's event in the afternoon and in the evening an author could be asked to take part and do a talk for the adults, which would also be used to give the Friends' evening talks a kickstart, but on reflection it was decided that with the pandemic, life still being a little uncertain and as July is only a few weeks away, a low-key type event during the day would be a better choice. The Town Council are supportive of the plans the request for balloons was considered but discounted and Lafrowda bunting was suggested..

TC.32 Town Vitality Fund Bid brief update

Documents were circulated before the meeting. Councillors supported the project progressing. In terms of additions to the Steering Group, two Town Councillors will be joining the Group - Daisy Gibbs, who is on the management committee of Nancherrow Youth Centre and Robert Chadder who was actively involved with the development of the Neighbourhood Plan. Another Town Councillor's son has volunteered to join - Tom Shephard. The mayor has permission from the Town Council to explore the GoSense technology - exactly what it would offer and costs. If the benefits seem worthwhile, the Town Council will consider funding it which could help with some data provision to the Consultancy team.

RESOLVED: That the Town Council voted to support the project and give permission for the Mayor to explore the use of technology to capture data for the project on parking.

TC.33 Coronavirus Report

The Clerk is continuing to send emails from the various bodies such as CALC and Cornwall Council to Councillors. The next key date is the 19 July 21.

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TC.34 Correspondence

The Council noted the following correspondence previously forwarded from a Parish Council in Cornwall on the 56 Day pop up camping extension and agreed to write supporting them in not wanting this temporary arrangement in Coronavirus Crisis to become a permanent arrangement.

The 20 mph is plenty campaign. The Council wanted to support this request and agreed to register their support.

The email reference Cornwall Council approval of the 3-day live music/art event at Pendeen Watch was discussed and noted since Cornwall Council have already agreed to the event. **NOTED**

TC. 35 Plain an Gwarry.

Pendeen Silver Band requested to use the venue from 1st August 2021.

RESOLVED: Permission to use the Plain an Gwarry was given.

TC.36 Cornwall Councillor Report

First I would like to congratulate the newly co-opted members of the Town Council, I hope you enjoy your time on the Council and make the most of the opportunity to work the community you live and work in. There are two major concerns at present that are taking up a lot of my time. First and foremost is the critical housing crisis, as the official opposition group the independents are preparing a motion to be put to full council at the next meeting. The Councillor taking the lead on this is Tim Dwelly. Secondly with the quite dramatic rise in covid cases in the county, the group feel that serious questions need to be asked and answers provided. We will be talking with both the cabinet and the government with a request that Cornwall be treated like other parts of the country have been during recent surges. With regards to committee allocation, I have been appointed to the Children and Families Overview and Scrutiny Committee as a full member, I am also a substitute member on west planning, central planning and strategic planning. With regards to outside committees, I have to limit the amount I can do considering the large area I cover and have agreed to be on the board of the Penwith Landscape Partnership. As I know many of the farmers and landowners in the area, the board felt I could help with liaising if the need arose, I have also agreed to assist St Levan Parish Council with their parish plan, a position that was formerly filled by my predecessor Helen Hawkins. The next Police Liaison Meeting will be this Thursday at the new time of 5.30 to 7pm, and the next Network Meeting will be on Thursday the 15th of July.

TC. 37 Mayor's Report

It's just over a month since 8 of us became Town Councillors for the Parish of St Just. By the end of tonight's meeting, we will be 11 with 4 excellent co-opted

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local people joining our team. Sadly, we've had to note the loss of Andrew Exelby, who resigned due to a change in personal circumstances last week and we now have to start the formal process towards filling a casual vacancy.

Engagements for the Mayor and Deputy Mayor have started to arrive and, I will confess that I do have an informal "does this benefit St Just residents" test, supplemented by "is this of potential local interest" in prioritising what I do or do not attend but will always consult with Daisy, as Deputy Mayor if I cannot or choose not to attend.

So far, I have agreed to be *Honoured Guest* (their words not mine) *at the Chapel Carn Brea Midsummer Bonfire This Wednesday at 8:30 p.m.* where I will speak some words in Cornish and English, and hopefully will light the bonfire (might need a stall). All welcome and pasties will be available.

I have also agreed to act as witness to *a double Guinness World Record attempt finishing at Lands End in a Mustang Mach-E electric vehicle* on 4 July, early afternoon, being covered by the BBC.

I cannot attend the St Petroc's 35th anniversary service at Truro cathedral on Saturday 3rd July but Daisy will be going to represent us and I am making a donation of £100 from my Mayor's allowance to support the work of the charity. For those unfamiliar with St Petroc's, they work with single homeless people in Cornwall with the ambition to *end homelessness in Cornwall*.

From the Community Network Panel on 20 May (a meeting of Towns and Parishes in West Penwith), you should note the Police Liaison Meeting (virtual) on 24 June. A link can be forwarded to those Members wishing to join that have not received it yet.

Plans for the Tour of Britain Cycle Race in September are getting under way and we need to ensure we are engaging with this, to put in place safe plans for the race coming through our Parish. Chris Denley is our current representative on the planning group. As the event coincides with the Ordinalia, we will need to ensure plans compliment and do not conflict, particularly with regard to visitor parking.

I raised the issue of funded improvements to the A3017, which included some traffic calming suggestions for traffic coming into St Just from Penzance; there is no current update since discussions were paused at the start of the Pandemic. I'll raise this again at the next meeting on 15 July.

I will now give you some brief information on a couple of projects I'm involved in that we could not make as an agenda item today (I did not want to keep you here beyond your bedtimes) but we can put them on the agenda another time or include them in a broad induction programme, if that is the wish of Councillors. The first is with regard to Lands End Peninsula Community Land Trust, a charitable organisation I formed with the blessing of the Town Council back in 2010 and have acted as Chair of Trustees ever since. St Just Town Council is

the Constitutional Custodian of the Land Trust, and part of that role is to ensure we stick to our objectives of owning and managing assets for community benefit (that is a simplified version of our Charitable objectives).

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Since 2010, we stepped in when the County Farm at Bosavern was being put up for sale, being the body that took the lease from Cornwall Council whilst local people raised the funds to purchase the farm and set up their own Community Interest Company to run it. We built 8 homes for local people in Pendeen and manage some green recreational space for them. We supported a group of residents to start their journey towards establishing a community cemetery in Pendeen; now they have planning consent adjacent to the Centre of Pendeen, they have moved from us to become a project of that community group. We are currently supporting a group to provide a skate park for our youngsters at St Just Recreation Ground. If things go to plan, we will sign the lease for the land and work will start, in the next month.

Finally, the Land Trust authorised me to investigate [Agile Properties](#), a company that provides high quality mobile homes, they claim can be ready to live in within 3 months of ordering. I'll say more under item 18 of our agenda as I hope Town Councillors will want to explore any potential this model could have in assisting us to meet the growing housing crisis.

The other project to inform you of is a bid to achieve an International Dark Sky Park Designation for the West Penwith Section of the Cornwall Area of Outstanding Natural Beauty. I got involved in this, back in 2018 as Cornwall Council's Cabinet Member for the Environment. When I left the Cabinet, in 2019, the Steering group felt that the project had made so much progress under my leadership that they asked me to keep the Chair rather than pass it to the new Cabinet Member, who was not a West Cornwall Councillor. At our meeting last week, the Steering Group asked me to retain my role, even though I'm no longer a Cornwall Councillor. We are the only Town within the proposed area so, I hope that at some stage we can have a discussion, as a Town Council, on how we want to work to improve and protect our dark skies, which fits with our Neighbourhood Plan. The application for the Designation is with the International Dark Sky Association and, whilst I hope we will have been successful with our bid, which consists of 146 pages of evidence; if not, I hope you will support me in continuing our work to get the application across the line.

I am happy to take questions on this, my first but rather lengthy report as your Mayor and ask our Clerk to note any items you would like to give more time to at a future meeting or as part of your induction programme.

TC.38 Information Items and Matters to Report

Agile Homes, A company in Bristol are likely to agree to visit to discuss the possibility of what they offer as an addition to traditional methods of providing homes for locals. They advertise that from ordering to moving in is 3 months although I suspect that does not include getting through the planning process. Whilst they technically count as a caravan (because they come made on a lorry), I suspect that, within the AONB they will more or less have to go through

the full planning process, with a few exceptions. By 21st June a date will be set and I'd like to invite Town Councillors to meet them. I am also going to email James Hardy on this as one of my suggested dates is 15 July, with the chap being given a little time to explain the concept at the Community Network Panel

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TC.39. 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).

TC.40 Future Meeting dates for the next 12 months were presented by email and discussed at the meeting. **NOTED**

TC.41 Confidential Financial Matters

41a. Grass Cutting Contract

The current grass cutting is coming up for renewal and the various options were considered. The favoured option was since the current contract was based on a tendering exercise to the current specification that a 12-month continuance on same terms would be the most effective and efficient way to proceed in the short term. The Town Council would in 12 months' time if the devolution project is completed need to add more areas to the contract and carry out a formal tendering process.

RESOLUTION: The Town Council would suspend its financial regulations to extend the current contract with CGS on the same conditions until 30 June 22. The newly created Council would be in a better position to award a 3-year contract in 12 months' time.

41b. Benches/Grass around the Library

A costing to cut grass around the library and secure two benches was discussed.

RESOLUTION: Town Council accepts the costing and asked the Clerk to write to accept the contract.

41c. St Just in Bloom (Bench Project)

The Town Council had been approached over six months ago to approve up to £400.00 for their Memorial Bench Project. The Council had not heard whether

they are ready to receive the funds and the exact amount needed for the project.

The meeting closed at 9.45 pm.

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Chairman's signature _____ Date _____