

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL  
held in St Just W.I Hall, on Monday 11 October 2021 at 7.15 pm

Present

Sue James Mayor

Councillors

Leanne Marsden  
Martin Cavell Robert Chadder  
Doug Luxford Fynn Tucker,  
Farmer Morris Jessica Morris

TC.124 Public Address at Council Meetings

Speakers: Sandy Angrove ( Lafrowda Club), Tom Edwards ( Planning Protocol item), Holly Whitehead (Climate Change) and Carly Jose (Feast). 12 members of the public were present.

Sandy Angrove Lafrowda Club gave the outline on the history of the Club/building and role of Trustees and plans for the future. Trustees are Richard Gowan, Doug Luxford, Farmer Morris and Rosemary Tregear. The Trustees attention is to explore the possibility of a CIO.

Carly Jose spoke under the Feast item to outline her own personal experience of having her pet cat killed by a pack of hounds in Madron and the dangers it poses.

Tom Edwards (Planning Protocol item) spoke in favour of this item.

TC.125 Apologies for Absence

Daisy Gibbs, Chris Denley, Howard Charman.

TC.126 Declarations of Interest

Leanne Marsden PA21/08461 & Planning Protocol PA21/05457  
Doug Luxford PA21/08742 (Note: Both left the room and took no part in the decision making on the declared interest item and returned to their seats when completed).

TC.127 Dispensations

None.

TC.128 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 20th September, 2021 with two minor corrections TC 123.Cornwall Council becomes Councils in Cornwall. PA21/05822 is amended to show demolition and removal.

TC.129 Matters Arising

None.

TC.130 Planning

a) **Applications**

**100/21 Application:** PA21/09376

**Proposal:** Application for tree works within a Conservation Area: Removal (or significant reduction in height) of 2 Sycamore trees on boundary of front garden on No Go By Hill One tree growing close to perimeter old granite wall and overall height and size of trees completing overhanging garden and neighbouring property. Also trees on a steep drop over neighbouring buildings. Both trees have broken through the old boundary fence and are believed not to have been intentionally planted within the garden.

**Location** Tregeseal House, 5, No Go By Hill, Nancherrow, St. Just.

**(T. Cl. Refer to the Tree officer)**

**101/21 Application:** PA21/08546

**Proposal:** Demolition of existing buildings and construction of new dwelling house, garage and associated works with non-compliance with Condition 2 in relation to Decision Notice PA16/07357.

**Location:** Tregeseal Row, Plot between Tregeseal Row and Old Sunday School, Tregeseal, St. Just.

**(T. Cl. Objection: The wrong use of the material both gable ends need to granite facing).**

**102/21 Application:** PA21/08461

**Proposal:** Land to North West of St. Just Rugby Football Club: Proposed Change of Use of land from agricultural to camping land.

**Location:** St. Just Rugby Football Club, Tregeseal, St. Just.

**(T. Cl. No Objection).**

**103/21 Application:** PA21/09015

**Proposal:** Demolition of existing conservatory and porch and construction of extension to rear and side of property.

**Location:** Kevanedhy, 10, Lower Boscaswell Parc, Pendeen.

**(T. Cl. Objection: The wrong use of material - wood cladding and out of keeping with the area).**

**104/21 Application:** PA21/06933

**Proposal:** Certificate of Lawfulness existing use for: Commencement of building works under Permissions PA12/08633 and PA15/04288.

**Location:** Lys Wyn Barn, Leswidden, St. Just.

**(T. Cl. Noted).**

**105/21 Application:** PA21/08742

**Proposal:** Outline Planning Permission with some matters (appearance) reserved for up to 5 two-storey dwellings with associated parking, amenity and site access (3 x 4- bedroom dwellings and 2 x 3 bedroom dwellings).

**Location:** Land East of Bosavern Farm, Bosavern, St. Just.

**(T. Cl. Objection: Over development in the countryside).**

**106/21 Application:** PA21/08674

**Proposal:** Construction of single detached 2-storey dwelling with non-compliance of Condition 2 in relation to Decision Notice PA19/09154.

**Location:** The Radjel Inn, Boscaswell Terrace, Pendeen.

**(T. Cl. Objection: The use of wrong material both gable ends need to be granite facing in keeping with Condition 4).**

**107/21 Application:** PA21/03912

**Proposal:** Construction of 2-storey extension and Change of Use from agricultural (yard) to domestic property.

**Location:** Land North West of Nanquidno Cottage, Nanquidno, St. Just.

**(T. Cl. No Objection).**

**b) Decisions**

**Application:** PA21/07169

**Proposal:** Change of Use and reinstatement of Boscean Country House from a wedding venue to a single dwelling. Continued use of its two annexes as annexe/holiday letting accommodation. Change of use from Manager's dwelling (Boho House) to an additional holiday letting unit.

**Location:** Boscean Country House, Access to Boscean, St. Just. **Approval** (T. Cl. No Objection).

**Application:** PA21/04284

**Proposal:** Certificate of Lawfulness for use of existing building for agricultural maintenance,

**Location:** Maintenance Building at the Old Clay Works, Leswidden, St. Just.

**Granted CAADs PIPs and LUs only.** (T. Cl. Noted)).

**Application:** PA21/05038

**Proposal:** Replace existing static caravan with permanent timber dwelling linked to West Winds Canine Centre (revised scheme PA20/00908).

**Location:** West Winds, Little Brea Vean, Kelynack, St. Just. **Approval** (T. Cl. No Objection if the development is linked to the business only and remains for that use only).

**Application:** PA21/07263

**Proposal:** Agricultural shed.

**Location:** Higher Bojewyan Farm, Higher Bojewyan, Pendeen.

**Approval** (T. Cl. No Objection).

**Application:** PA21/08841

**Proposal:** Non-material amendment with respect to Decision Notice PA20/02011.

**Location:** 1, Labour in Vain, St. Just.

**Approval** (T. Cl. No Objection).

**c) Appeals** None

**d) Enforcements** None

e) **Planning Protocol**

**PA21/05457 Conversion and extension of existing storage/stables to form residential dwelling Land And Stables Adj To Wayside Farm Higher Bosavern St Just Penzance**

Thank you for the Town Council response to the above proposal which I have set out below.

**'No Objection'**

In response to the above, I make the following comments:

**The application site lies in the countryside outside of any established settlement. New residential development in the open countryside is strictly controlled through Policy 7 of the Cornwall Local Plan (2010-2030) which allows for new residential development in certain specific circumstances, one of which is where it comprises the re-use of suitably constructed redundant, disused or historic buildings that are considered appropriate to retain and would lead to an enhancement of the immediate setting.**

**In this instance the existing building is relatively modern, does not appear to be redundant as it is in use as a stable block and its utilitarian construction does not have any architectural merit. The development proposal seeks to significantly extend the existing building, which is at present a low-key structure, and would also introduce additional domestic enclosures, additional hardstanding's and the comings and goings of people, cars and light spill into a distinctly rural setting at a very prominent location within a designated Area of Outstanding Natural Beauty. Having regard to the scale of the proposed C**

In light of the above, I intend to recommend the application for refusal

I would respectfully request that your Council consider the following options as set out within the Protocol for Local Councils:

1. Agree with my recommendation
2. Agree to disagree
3. Having made strong planning reasons to maintain your original position on the proposal against my recommendation, it is requested that the application is determined by the Planning Committee\*

Please tell me which option you wish to choose within 5 working days from the date of this communication. It may not always be appropriate to take an application to Committee if the planning position is so clear-cut that it would not be right to make a different decision to the one being recommended. In these rare circumstances we will consult the Divisional Member and explain our reasoning when making the planning. **(T. Cl. made the decision to go with Option 3).**

f) The Mayor reported that Jonathan Manser has agreed Gwel an Golowji, Cornish for Lighthouse View, as street name for development in Boscaswell, in line with Cornwall Council's preference. Town Council supported this.

g) Correspondence from a resident was used by the Mayor to highlight that speakers giving third party views may not always accurately reflect that person's views.

TC.131 Finance

(a) Accounts for Payment of £11,608.08 were presented for approval.

**RESOLVED:** To approve the payments **£11,608.08**

(b) Financial Assistance (St Just Scouts) £350. The Town Council discussed the bid including the bank account statements provided and the additional information supplied by the applicant and approved the request. The money will assist with their current storage problems following their move.

**RESOLVED:** That the Town Council approved £350 grant.

(c) Letters of thanks (one) Nets and Edges Table Tennis Club for its recent grant.

(d). Current Direct Debit list approval shared by email today with Councillors.

**RESOLVED:** That the Town Council approved Current Direct Debit list dated 1 April 2021.

(e). Financial Regulations and Standing Orders were shared by email after May 2021 with Councillors. Councillors have now reviewed and approved the current Financial Regulations.

**RESOLVED:** That the Town Council approved Financial Regulations.

TC.132 Neighbourhood Plan (NP)

Judith Summers has asked to address the Town Council at the next meeting 25 October 2021. The Neighbourhood Plan is likely to be signed off by Directors for referendum which is likely to be held in December/January.

**RESOLVED:** This item would be placed on the next agenda.

TC.133 Committee Reports.

The Climate Change Committee met and the Committee Deputy Chair gave a report on that recent meeting (and outlined the potential projects. The Committee are revising the TOR's. Holly Whitehead spoke about the opportunity for possible funding if the Council acted to support the bid with Accountable Body status. The Town Council asked for detailed information which should come through the Climate Change Committee who meet again on 1 November 2021.

TC.134 Code of Conduct.

The Council discussed and agreed the latest version of the Code sent by CALC by email. All Councillors have undertaken Code of Conduct training in the last five months.

**RESOLVED:** That the Town Council would adopt the Code of Conduct provided by CALC and shared with Councillors by email.

TC.135 Town Vitality Fund Bid update

The Town Vitality Fund Committee met on 13 September 21 and agreed the new TORS roles sent out by the fund. The full council agreed the same TORs and will inform Cornwall Council to now move to the next stage, acting as the accountable body to commission the consultants through Cornwall Council guidance. The Mayor, Clerk and Vice chair of TVF Committee with Cornwall Council will provide a list of suitable consultants.

TC 136. Welcome Back Fund Update

A Welcome Back fund meeting was held on 15 September 21 when the Mayor/Clerk met with Cornwall Council Officers. The Clerk gave an update and further details are expected shortly.

TC.137. Correspondence

Councillors had the option to discuss the various correspondence previously circulated.

TC.138 Mayors Report

The deadline for residents to call an election for the casual vacancy we have is tomorrow so, by the end of this week, either Cornwall Council will be progressing that, or our Clerk will be starting the process to co-opt. We will let you know which journey we are on. Mayor's Sunday Community event seems to have been well received by the community groups that participated and residents that dropped in. Thank you to Town Councillors that helped and got involved. Whilst there were fewer members of the public attending than I hoped, the fact that many of our community representatives seemed to like the event and felt it would grow if held again, hopefully means the idea was sound and they got something from the afternoon.

I am in contact with Ian Marsh, Area Manager for the National Trust and Chair of the Tin Coast Partnership re the Queen's Platinum Jubilee 2 – 5 June. He has confirmed, at the very least, they will be happy to facilitate the lighting of the Beacon on Chapel Carn Brea on 2 June. I will produce a briefing paper, for Councillors and the National Trust/Tin Coast Partnership in advance of a discussion in November, when we can decide how big or small a part we wish to play in Cornwall and National plans. The Ordinalia shows what our community is capable of, *if* we decide to do something!

Following on from my email to you, I am now an ex-officio Trustee of the Miner's Chapel and can report that a draft lease has at last been received from the Methodist Property and legal teams that has the potential to ensure that it is our community that determines the future of this historic building. Many will remember the shock of the news that it was to be fenced off and boarded up and whilst there might be differing views on what its long-term sustainable future might look like, there is a fairly universal view that becoming a derelict building is not what anyone wants.

I am back in dialogue with the International Dark Sky Association and hope we might now be on the last leg of our journey towards getting the West Penwith Section of the AONB designated as an International Dark Sky Park. Fingers crossed!

Just in case anyone else is approached regarding the continuing lack of Town Council notice boards in Pendeen; we now have consent to place the notice boards we purchased on the wall of the public toilets and have asked our contractor to proceed with this.

On the subject of Housing, which we will have back on our agenda next time, I can just report a couple of relevant matters:

I have managed to book a place on the NALC virtual event, *Making Rural Housing More Affordable* on 17 November, 12 till 1:15 and plan to view and listen in at the Town Council Offices, if a few of you want to join me.

Lands End Peninsula Community Land Trust has authorised me to set up a Working Group to lead and advise the Board on delivering housing to meet local housing needs. This allows me to bring in people experiencing housing difficulties and West Penwith Town and Parish Council representatives; and Martin Cavell has agreed to join this. I will set up an inaugural meeting either very late October or early November.

#### TC.139 Devolution Update

The Clerk had attended a Cornwall wide meeting on several matters including Devolution. The Clerk asked the Cornwall Officers if St Just devolution packet was one of the 20 planned in this financial year and it was confirmed we were a priority in the twenty.

#### TC.140 Information Items and Matters to Report

#### TC.141 The Library

St Just Library had achievement in the recent Cornwall wide Reading Challenge for children more children achieving the target than any other. Cornwall Council would like Town/Parish Councils to think about not collecting fines which was and is suspended until 1 January 2022. The Town Council debated this and also said it would not charge for DVD/CD loans from the same date. Discussion on the planting area was discussed and future planting will be costed and the plan would be submitted to the full council by the Climate Change Committee which they plan to do at a future meeting.

**RESOLVED:** The Town Council instructed the Clerk to write and thank the library for their work and this outstanding achievement.

**RESOLVED:** The Town Council would stop collecting fines and charging for DVD/CD's from 1 January 2022. Cornwall Council will be informed.

#### TC.142 Feast/Nominations for Town Awards

A brief discussion took place regarding Feast Sunday arrangements which are all taking place at St Just Church. The discussion of civic awards and final awards will be carried out in part two and passed a resolution on.

TC.143. 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.144 Confidential Financial Matters

The Town Council had previously awarded several awards subject to confirmation of further information for:

Citizen of Year  
Junior Citizen of Year  
Community Group of the Year  
Sports Award

**RESOLUTION:** The Town Council confirmed the awards to be awarded at Feast Sunday service.

Citizen of Year Andrew Burt  
Junior Citizen of Year Megan Gill  
Community Group of the Year Bosavern Community Farm  
Sports Award St Just Youth Football Coaches

The meeting closed at 9.35 pm.

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Chairman's signature \_\_\_\_\_ Date \_\_\_\_\_