

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL
held in St Just W.I Hall, on Monday 25 October 2021 at 7.15 pm

Present

Sue James Mayor
Daisy Gibbs Deputy Mayor

Councillors

Leanne Marsden
Martin Cavell Robert Chadder
Fynn Tucker
Farmer Morris Jessica Morris
Chris Denley Howard Charman

TC.145 Public Address at Council Meetings

Speakers: Andrew George (Cornwall Community Land Trust), Kath Brisland (Citizens Advice Bureau), Judith Summers (N Plan) (speaking at Item 11)

Andrew George gave an introduction of what the CCLT are capable of. 260 homes built in Cornwall to date, with 4 live planning permissions currently. Totally community led with professional advice given. A good place to start would be a Housing Needs Survey which CCLT can provide. N plan did do one but it may be out of date. He also gave facts on current housing crisis: 42% fall in available rentals, 15+% increase in rents, 26+% increase in construction costs, Evictions at highest recorded level.

Kath Brisland gave facts from CAB findings locally. 2600 registered homeless in 2019/20 in Cornwall. 184 parishioners on housing register. Issues registered last year, in Lands End area: 20 private household issues, 8 neighbourhood complaints, 3 facing homelessness. Social housing 3 bed average rent £80 a week, but private landlords average £230 a week. Low wage earners can't afford. Section 21, no fault evictions are an increasing issue. Many people don't know their rights and do not seek help until very late into the eviction process; can't be removed without a court order. CAB will attend Court and give free legal advice.

It was noted that the hub in Pendeen hasn't had much use (St Just's isn't up and running yet). Perhaps down to weak publicity and COVID.

Both speakers are providing their full notes which will be shared with Councillors.

TC.146 Apologies for Absence

Cas Leo (Clerk)

TC.147 Declarations of Interest

Leanne Marsden PA21/09335

TC.148 Dispensations

None.

TC.149 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 11th October, 2021 with one minor correction: Holly Whitelaw was present, not Holly Whitehead.

TC.150 Matters Arising

Cllr. Martin Cavell noted that not all that is discussed in meetings is recorded, just the decisions made.

TC.151 Planning

a) Applications

108/21 Application: PA21/09335

Proposal: Conversion of existing building to form one dwelling.

Location: Land and building at Enys Cottages, Pendeen.

(T. Cl. No Objection, split vote)

109/21 Application: PA21/09342

Proposal: Replacement Ground Floor Porch, pitched roof with First Floor balcony extension.

Location: Leswidden Barn, Leswidden, St. Just.

(T. Cl. No Objection)

b) Decisions

Application: PA21/05538

Proposal: Construction of single dwelling and associated works.

Location: Land N.E. of 6, Carnyorth Terrace, Carnyorth, St. Just. **Refusal** (T. Cl. Strong Objection).

Application: PA21/06642

Proposal: Use of building as a dwelling.

Location: Barn B, Nineveh Barn, Trewellard, Pendeen. **Approval** (T. Cl. No Objection).

c) Appeals None

d) Enforcements None

e) Planning Protocol

PA21/08546 - Single dwelling (amended design) 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

**Tregeseal Row, Plot Between Tregeseal Row and Old Sunday School,
Tregeseal, St Just, Cornwall, TR19 7PH.**

St Just Town Council response to the above proposal was:

“Objection: The wrong use of material both gable ends need to be granite facing.”

The Planning Officer’s assessment: The Town Council’s concern about the loss of granite facing is noted and understood. However, it is quite common for traditional buildings in the area, both old and new, to have exposed granite/granite facing to the front elevation and painted render to the side and rear. Taken together with the fact that the front (and most visible) elevation of the dwelling and garage would continue to be finished using granite facing, and that we’d seek to ensure local granite is used by condition, it is considered that this amendment is acceptable on balance. For the avoidance of doubt, we are also satisfied with the other design changes proposed.

The application is therefore recommended for conditional approval.

The Planning Officer now asks Council to consider the following options as set out within the Protocol for Local Councils:

1. Agree with 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.

RESOLVED: Option 1, agree with Planning Officer’s recommendation.

TC.152 Town Council’s Actions/ Response to Housing Crisis

Led by Cllr Sue James and Cllr Martin Cavell lots of discussion regarding housing crisis. SJ report back from conversation with LiveWest Senior Manager Simon Jones; LiveWest only interested in developments of 30 units plus, but are happy to work with Town Council and any other parties. A call for land was suggested.

Howard Charman noted an article in which UNESCO have warned that Cornwall might lose its world heritage status due to large developments. Andrew George reminded TC that our Community would have more say if through a CLT, and can accommodate smaller projects; Protected from Right To Buy, designated for locals in perpetuity.

RESOLVED: Ask Andrew George for Call For Land template. Also seek advice from affordable housing team at CC, then bring issue back to Town Council for a decision.

TC.153 Finance

(a) Accounts for Payment of £6,976.38 were presented for approval.

RESOLVED: To approve the payments **£6,976.38**

(b) Letters of thanks (one) Scouts Club for its recent grant.

TC.154 Neighbourhood Plan (NP)

NP sign off by CC was due on October 21st but confirmation awaited. Once sign off is received, printed copies will be provided to each Town Councillor and copies will be available to the public in both The Centre of Pendeen and The St Just Library. When we have a date for the referendum, leaflets will be delivered (by Royal Mail) to each household in the parish, hopefully 3 weeks before to coincide with postal ballots going out. Adverts will go in Outreach, Cornishman, Local Radio and Facebook sites.

NP can be given significant weight when considering planning applications.

TC.155 Correspondence

The Council discussed an email from a resident of St Just about the state of some back roads/paths in the town; Dog and cat mess, weeds and ultimately rats. Issues of cost and liability were raised. Highways are technically responsible. Cllr Jess Morris told Council of a clean up truck supplied by CC that the community can book. Cllr Daisy Gibbs suggested a community clean up, perhaps to involve St Just in Bloom.

RESOLVED: Town Council to enquire for costs of a 'street cleaner' and also to enquire to CC about the clean up truck arrangements.

TC.156 Town Vitality Fund, Welcome Back Fund/Devolution

The only update was that the procurement for the Town Vitality Vision work is live.

TC 157 Information Items and Matters to Report

Cllr Sue James attended Cornwall Mayors Meeting on Zoom to share ideas with other Councils. Limited number attended but Sue will attend the next meeting.

Cllr Sue James represented St Just at the Trafalgar Thanksgiving celebrations at Madron on Sunday.

Cllr Sue James asked for support to attend as our Mayor at The Eden Projects Sleep Out for St Petrocs charity fundraising (<https://www.stpetrocs.org.uk/news/edens-sleep-out-is-back/>)

RESOLVED: Full Council support and Deputy Mayor Daisy Gibbs will attend the Sleep Out with Sue.

Doug Luxford has resigned from his post in the Town Council. As the Clerk is on annual leave, Cllr Sue James proposed she sign the Notice of Vacancy so that we can start the legal Casual Vacancy procedure asap. Electoral Services have seen and approved the Notice of Vacancy.

RESOLVED: Proposal accepted. Cllr Sue James to complete the necessary procedures.

As Doug was the Chair of the Staffing Committee, Cllr Farmer Morris suggested all staff be informed they can contact the Vice Chair, Cllr Martin Cavell if they have any issues at all. Cllr James to bring that to the Clerk's attention, on his return.

Cllr Leanne Marsden proposed that we set up a Councillor 'community engagement sessions' at the Library and the Centre of Pendeen, so that members of the public can come and talk to members of the Town Council.

RESOLVED: Leanne to discuss arrangements with the Library staff and to set first date as Sat 13th November.

TC.158. Cornwall Councillors Report

I had the opportunity to view the new pods at County Hall following the Scrutiny Committee I sit on. These have proved to be very useful in helping some of the most vulnerable in our community. The good news as far as our area is concerned is that following a concerted effort by the network panel the pods at Long Rock that were going to be moved to another site have hopefully been secured for longer term use, but they will have to be moved to another site in due course.

The housing situation still dominates much of my time as I am sure it does yours. I have had some success in helping one person due to be evicted to find alternative accommodation in the area which means they will not lose their job and will still be able to have their children at the weekends; this is thanks to a local private landlord who wished to help someone local as opposed to letting the property as a holiday let which I think should be applauded.

I have since been contacted by another landlord who, if they have any properties become available, will let me know as they would like to do the same.

The Network Panels across Cornwall are at present undergoing a review into the way they will operate in future. During the ongoing review the meetings will continue to be held on Teams. The review ends in January of next year. The main topic is whether we continue to hold meetings on Teams or revert to face to face meetings. At the Chairs and Vice Chairs meeting last week the opinions varied, with some panels that cover a large geographical area wishing to remain as Teams meetings, while others prefer face to face. My preference is to return to normal as many members wish to have the opportunity to network before and after the meetings. I think the outcome will probably be that networks will choose the way they wish to operate. Also, the way funding for the small highways scheme has been reviewed and the time taken to deliver schemes, something many of us have had issues with, has been addressed and the red tape has been cut by an estimated 63% which will improve delivery of approved schemes considerably.

The funding formula has also been amended so the money available will go up and be distributed on a local member basis which means we as a network will now receive £68,796 instead of the £50,000 we previously received. This week the portfolio holder has applied for funding to install 150 EV charging points across Cornwall.

I have spoken to Cllr Charman suggesting he register an interest on behalf of the Town Council as soon as possible.

Chairman's initials _____

I am not sure if any of you managed to attend the recent Police Liaison Meeting but we will soon have a new Police Sector Inspector.

Also having attended the passing parade of seven new Tri Service Officers our new officer is in post.

Finally, the Chairs of Towns and Parishes affected by the A3017 should soon be invited to a consultation on the proposed safety improvements.

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The meeting closed at 9.08 pm.

Chairman's signature _____ Date _____