

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL  
held in St Just W.I Hall, on Monday 08 November 2021 at 7.15 pm

Present

Sue James Mayor  
Daisy Gibbs Deputy Mayor

Councillors

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

TC.159 Public Address at Council Meetings

Speakers: Holly Whitelaw, Charmaine Larke, Ian Flindall (Climate Action Committee) (speaking at item 10), Judith Summers (N Plan) (speaking at item 11)

TC.160 Apologies for Absence

Cas Leo (Clerk)

TC.161 Declarations of Interest

Leanne Marsden PA21/06739 (Application to Committee)

TC.162 Dispensations

None.

TC.163 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 25th October, 2021 with two minor corrections: Leanne Marsden wished to retract the phrase 'surgery' from item 157 and instead call it a 'Councillor Community Engagement Session' and also note that it will be held at The Centre of Pendeen (as well as St Just Library)

TC.164 Matters Arising

Cllrs Sue James and Daisy Gibbs have both signed up for The Eden Projects Sleep Out for St Petroc's as Mayor and Deputy Mayor and would like to contribute to a press release by St Petroc's and Eden (as requested).

**RESOLVED:** All Councillors in support of Mayor and Deputy Mayor participating in media promotion of event.

a) **Applications**

**85/21 Application:** PA21/07066

**Proposal:** Replacement porch, replacement traditional windows, granite repointing and rear extension. (Represented omitting the re-slating with solar slates. Also the originally submitted Ownership Certificate was incorrect. Application previously given the comment of "No Objection by Town Council).  
**Location:** 3, Venton East Square, St. Just

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

**110/21 Application:** PA21/07478

**Proposal:** Change wooden windows and doors to textured plastic double glazing.

**Location:** 6, Carnyorth, St. Just.

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

**111/21 Application:** PA21/09541

**Proposal:** Change of Use to 3 detached barns to form 4 holiday lets.

**Location:** Carn Glaze Farm, St. Just.

**(T. Cl. Objection -** based on inadequate provision for future bat use, given Local Plan and the emerging Neighbourhood Development Plan (policy AD10) putting emphasis on biodiversity net gain and reports indicating that some, probably all barns are homes for bats/ potential homes for bats; and the plans do not address policy BD2 of the emerging Neighbourhood Development Plan, which encourages the inclusion of renewable energy provision, where buildings are being converted.)

**112/21 Application:** PA21/10710

**Proposal:** Works to tree namely: Sycamore (1) Fell, replant with a smaller tree, within a Conservation Area.

**Location:** 4, Tregeseal Terrace, Road from New Road to Bosvargus Hill, Tregeseal, St. Just.

**(T. Cl. Noted -** The Town Council hopes the tree officer can advise on the benefits of the current tree to wildlife, as well as its merits for preservation in its own right, as a sapling will take many years to reach the maturity that the current tree has, in terms of biodiversity and carbon absorption.)

b) **Decisions**

**Application:** PA21/04670

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

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

**Application:** PA21/06935

**Proposal:** Two new agricultural buildings.

**Location:** Trevedra Farm, Sennen. **Approval** (T. Cl. No Objection).

**Application:** PA21/07237

**Proposal:** Proposed conversion of garage and roof terrace to form self-contained annexe accommodation.

**Location:** Jenny's Rest, Trewellard Hill, Pendeen **Refusal** (T. Cl. Objection).

**Application:** PA21/07423

**Proposal:** Construction of an agricultural dwelling with non-compliance of Condition 5 in relation to Decision Notice W1/85/P/0232 dated 31/05/1985.

**Location:** Springheath, No Go By Hill, Nancherrow, St. Just. **Approval** (T. Cl. No Objection).

**Application:** PA21/07625

**Proposal:** Certificate of Lawfulness for existing use of drainage works in connection with future development for Change of Use and conversion of agricultural barns to create three dwellings.

**Location:** Little Dowran, Dowran, St. Just. **Granted CAADs, PPs and LUs only** (T. Cl. Noted).

**Application:** PA21/07714

**Proposal:** Replacement porch and enlargement of off- road parking/access.

**Location:** 5, New Road, Tregeseal, St. Just. **Approval** (T. Cl. No Objection).

**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 of old granite wall and overall height and size of trees completely 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:** 5, No Go By Hill, Nancherrow, St. Just. **Decided not to make a TPO, (TCA Apps)** (T. Cl. Refer to the Tree Officer).

c) **Appeals** None

d) **Enforcements** None

e) **Application to Committee** on 15th November – PA21/06739

Former Warrens Bakery Premises, Truthwall

**Council agreed that Sue James will represent the Town Council**

#### TC.166 Town Council's Actions/ Response to Housing Crisis

Led by Sue James and Martin Cavell. Both attended a Land Trust Housing meeting and recognised that Penzance are also exploring their options. Penzance are looking at a Call for Land from the large estates such as Tregothnan/Bolitho etc. Suggested that we ask Cornwall Community Land Trust to take the lead (due to their superior knowledge) and we support them in this endeavour.

**RESOLVED:** To ask Cornwall Community Land Trust to take the lead here, taking heed of CC housing advice and collaborating with Penzance Town Council, if appropriate. If nothing has happened in 6 months then Council review the situation.

#### TC.167 Finance

a) Accounts for Payment of £330.15 were presented for approval.

Leanne Marsden questioned the cost and need of a separate Town Council

photocopier Suggested that we review contracts on photocopiers and revise need for separate machines, as part of budget setting.

**RESOLVED:** To approve the payments **£330.15**

**RESOLVED:** To ask Clerk to look at contracts and make recommendations as part of budget setting discussions.

- b) Grant applications - None
- c) Letters of thanks - None
- d) Christmas Tree Lights replacement. Farmer Morris brought to Council's attention that 20 strings of lights from both sets of Christmas tree lights were broken and would cost around £880 to replace.

**RESOLVED:** Farmer Morris to agree with Clerk the purchase of new lights. Old broken lights to be taken to St Just Care and Repair Café to fix (where viable) for potential back-ups.

#### TC.168 Committee Report

Howard Charman, Chair of Climate Committee went to Climate Meeting with other Climate Action Groups. He noted that other Council's Climate Action Groups have a budget and requested this be considered for St Just's group.

Howard reminded Councillors of the previously agreed plan for planting around the Library/ Town Council building. To complete the work, the plants and membrane will cost £488. Some Councillors expressed concern regarding the high figure but it was unclear what original budget had been agreed by the previous administration. Councillors also wanted to know if this would be the final request or whether there might be other requests for granite, etc.

Howard also reported that the Noticeboard has been updated and items will be being added to the website soon.

**RESOLVED:** Climate Action Committee budget to be considered in the Council's budget setting discussions. Howard Charman to investigate costs of granite and any other un-priced items beforehand. Clerk to be asked about the original budget and what has been spent of that.

Holly Whitelaw, Charmaine Larke and Ian Flindall introduced themselves and their eco credentials. They asked Town Council to be the accountable body for a lottery bid of up to £10,000 (detailed information shared with Councillors). They want to focus on Food, Energy, and Community Resilience. The deadline for the application is 18<sup>th</sup> November. Council discussed in context of Council's Financial Regulations but without the Clerk's advice were unclear of possibility to proceed, paying those on the Climate Committee with the relevant skills to lead the engagement work.

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Chairman's initials \_\_\_\_\_

It was noted that we are an incredibly lucky community to have such willing professionals on board.

**RESOLVED:** In principle Town Council agreed to the Lottery bid in our name, subject to the Clerk, confirming it was legitimate for us to do so.

Resignation of Councillor Jessica Morris from Climate Committee was noted

**RESOLVED:** Replacement to be considered upon having a full complement of councillors.

Following the resignation of Doug Luxford, Town Council needs to consider a replacement for Staffing Committee.

**RESOLVED:** Replacement to be considered upon having a full complement of councillors.

#### TC.169 Neighbourhood Plan (NP)

No progress made in 2 months – waiting on CC for 2 documents; ‘proceed to referendum report’ and ‘signed and dated decisions sheet’. Hoping for referendum at end of January/ early February.

Council asked to consider use of Town Council logo on leaflets going to residents about the Neighbourhood Plan. Proposed text of leaflet shared with Councillors.

**RESOLVED:** Agreed to use of Town Council Logo on residents’ information leaflet. Town Council to formally ask elected Cornwall Councillor Clemens to chase the legally required sign off documents.

#### TC.170. Emergency Plan

Need to agree replacement St Just Co-ordinator, following resignation of Doug Luxford. Update is ongoing.

**RESOLVED:** Cllr Robert Chadder agreed to take on the St Just Co-ordinator role, ensuring Cllr Daisy Gibbs has his correct contact details.

#### TC.171. Queens Platinum Jubilee Celebrations 2 – 5 June 2022

Council to consider notes of Cornwall wide meeting and to decide whether to set up a sub group involving Town Councillors and the wider community.

Farmer Morris suggested a commemorative mug for the children of the parish. Sue James has found a piper for the beacon lighting event (registered by the National Trust). David James, Caroline Watling and Andrew Burt have all shown an interest in organising hosting the big lunch on the Sunday. ‘Plant a Tree for the Jubilee’ was accepted as a positive initiative for our community. Daisy Gibbs suggested we plant

70 trees. Jess Morris suggested we consider a community orchard. Sue James suggested we seek to engage our schools in the tree planting aspect of the celebrations. Cllrs Howard Charman, Jess Morris and Leanne Marsden to lead on this.

Cllrs Chris Denley, Jess Morris and Leanne Marsden are happy to assist with Big Lunch planning but there was concern that any formal event should not be solely based in St Just. Town Council would like to see residents in St Just and Pendeen supported to have a formal event.

**RESOLVED:** To seek prices for commemorative mug. Sue James to liaise with named residents, about big lunch on Sunday, and put them in touch with relevant Councillors. Sue James will send the 'Plant a Tree for the Jubilee' info to relevant Councillors. Howard Charman to contact schools about the tree planting initiative and discuss with Climate Action group.

TC.172 Correspondence

None discussed.

TC.173 Town Vitality Fund, Welcome Back Fund/Devolution

No further information to report.

TC 174. Information Items and Matters to Report

Sue James reported on Tin Coast Partnership Steering Group that met on 02/11/21. Daisy Gibbs was also present at the meeting. The future of the project was discussed. Initial funds are running out, but as each initiative was so successful more funding will be sought. A community consultation was proposed as at the origin of the Partnership. Many projects will carry on due to ongoing contracts but also future priorities to be considered. On-line meetings with local business reduced to monthly as this was set up mostly for Covid support so may naturally peter out. It was noted what a success the joining up of many businesses, interested parties to form the destination partnership has been.

Sue James reported on Penwith Landscape Partnership who now have a new manager. Reviewing their footpath programme in the spring to ensure their volunteer programme and our contracted works complement each other, was suggested.

**RESOLVED:** To organise a meeting with PLP in Spring to discuss footpaths.

Leanne Marsden has asked both The Library in St Just and The Centre of Pendeen if they would be happy to host the Councillor Community Engagement Sessions. Both agreed. She will work with Councillors to agree a rota. An information poster was suggested.

**RESOLVED:** Daisy Gibbs to provide a poster for printing, display and use on social media.

TC.175. 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).

Confidential Embargoed Item RE West Penwith AONB Designation as International Dark Sky Park and need for address.

Sue James was congratulated on the amount of work she has put into this project and welcomed the update.

**RESOLVED:** Town Council would be happy for The Library to be the official address, if the International Dark Sky Association insist on it being a building.

The meeting closed at 9:20 p.m.

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