

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in St Just Library, on Monday 29 November 2021 at 7.15 pm

Present

Sue James Mayor

Councillors

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

Cas Leo (Clerk)

TC.176 Public Address at Council Meetings

Pre- meeting Speaker: Peter Harding. Pre/planning presentation for Councillors by Peter Harding. Quest map on Warren's site 6.45pm (20 minutes).

4 members of the public and Cornwall Councillor attended the main meeting.

TC.177 Apologies for Absence

Chris Denley and Daisy Gibbs

TC.178 Declarations of Interest

Fynn Tucker PA21/10968/02546/08052 Leanne Marsden PA21/ 10495  
(Planning Applications to Committee)

TC.179 Dispensations

None.

TC.180 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 8th November, 2021 with one minor correction: Leanne Marsden wished to clarify the sentence on photocopying statement.

TC.181 Matters Arising

None.

a) **Applications**

**113/21Application:** PA21/09400

**Proposal:** Change of Use of existing holiday accommodation to full residential dwelling (previously approved W1-05-P-0376).

**Location:** Gews Farm Barns, Gews Farm Lodge, Bethany Place, St. Just

**(T. Cl. Support).**

**114/21Application:** PA21/08052

**Proposal:** Single storey extension to rear of two-storey residential terraced dwelling.

**Location:** 7, Victoria Row, St. Just.

**(T. Cl. No Objection – Fynn Tucker left the room and took no part in the decision).**

**115/21Application:** PA21/10968

**Proposal:** Listed Building Consent for the building of a 6.2m x 2.4m shed for storage of garden tools at 4, Nancherrow Terrace, St. Just

**Location:** Bostraze, 26, Chapel Street, St. Just.

**(T. Cl. No Objection– Fynn Tucker left the room and took no part in the decision).**

**116/21Application:** PA21/02546

**Proposal:** Building of a 6.2m x 2.4m shed for storage of garden tools at 4, Nancherrow Terrace, St. Just

**Location:** Bostraze, 26, Chapel Street, St. Just.

**(T. Cl. No Objection – Fynn Tucker left the room and took no part in the decision).**

**117/21Application:** PA21/10769

**Proposal:** Alterations and extension to two-storey building

**Location:** 4, Boswedden Terrace, Wheal Penty, St. Just.

**(T. Cl. Objection – the wrong use of material: timber cladding also noted by WHS. This is not in keeping with other houses in the terrace).**

**118/21Application:** PA21/10430

**Proposal:** Siting of a temporary composting toilet and associated works for the use by Penwith Landscape Partnership volunteers and staff in association with Both Ombrofyoryon (Volunteer Hub)

**Location:** Both Ombrofyoryon (Volunteer Hub), Geevor Tin Mine, St. Just.

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

**119/21 Application: PA21/10431**

**Proposal:** Listed Building Consent for siting of a temporary composting toilet and associated works for the use by Penwith Landscape Partnership volunteers and staff in association with Both Ombrofyoryon (Volunteer Hub)

**Location:** Both Ombrofyoryon (Volunteer Hub), Geevor Tin Mine, St. Just.

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

**120/21 Application: PA21/09652**

**Proposal:** Ground Floor Studio annexe extension.

**Location:** 15, South Place Gardens, St. Just.

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

**121/21 Application: PA21/10271**

**Proposal:** Construction of Garden Room and associated works

**Location:** Nanquidno Vean, Nanquidno, St. Just.

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

**122/21 Application: PA21/10495**

**Proposal:** Proposed construction of a shed and a greenhouse.

**Location:** Bosavern Farm, B.3306, Bosavern, St. Just.

**(T. Cl. No Objection – Leanne Marsden left the room and took no part in the decision).**

**123/21 Application: PA21/11067**

**Proposal:** Proposed two storey extension with balcony

**Location:** 8, Jubilee Place, Pendeen

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

**23/21 Application: PA20/11240**

**Proposal:** Provision of 3 Yurts and associated facilities for the purposes of tourist accommodation.

**Location:** Mena Gwins, Road from Dowran Commons to Dowran, St. Just

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

**b) Decisions**

**Application:** PA21/05994

**Proposal:** Extension to existing building and balcony.

**Location:** Mena Gwins, to Dowran, St. Just **Approval** (T. Cl. No Objection)

**Application:** PA21/06240

**Proposal:** Outline Planning Permission with all matters reserved: Detached residential dwelling.

**Location:** Land East of 5, Carn Ros, Carn Ros, Lower Boscaswell, Pendeen. **Approval** (T. Cl. No Objection).

**Application:** PA21/06257

**Proposal:** Installation of Juliet balconies and associated works.

**Location:** Corner Barn, Lower Boscaswell, Pendeen **Refusal** (T. Cl. Objection).

**Application:** PA21/07530

**Proposal:** Proposed balcony and formation of landscape window to side elevation of barn.

**Location:** Roosters Roost, Tregiffian, St. Buryan. **Refusal** (T. Cl. Objection).

**Application:** PA21/06739

**Proposal:** Demolition of commercial buildings and construction of 5 dwellings and associated amenity space.

**Location:** Former W.T. Warren premises, Truthwall, St. Just. **Refusal** (T. Cl. Objection).

**Application:** PA21/06814

**Proposal:** Two storey rear extension and formation of car parking area in rear garden.

**Location:** 38, Princess Street, St. Just. **Approval** (T. Cl. No Objection).

**Application:** PA21/08022

**Proposal:** Outline Planning Permission with all matters reserved: Proposed cottage style dwelling with sub-divided garden of existing property.

**Location:** 38, Boscaswell Village, Pendeen. **Approval** (T. Cl. No Objection).

**Application:** PA21/09015

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

**Location:** Kevedhy, 10, Lower Boscaswell Parc, Pendeen **Approval** (T. Cl. Objection).

**c) Appeals** None

**d) Enforcements** None

**e)** It was confirmed Farmer Morris will be registered to speak in respect of the following application at the online meeting of the West Sub-Area Planning Committee to be held on 13 December 2021:

PA21/05457: Mr and Mrs T Edwards - Land and Stables Adjacent to Wayside Farm, Higher Bosavern, St Just, Penzance, Cornwall TR19 7QY

## TC.183 Finance

- a) Accounts for Payment £7506.45 were presented for approval.  
**RESOLVED:** To approve payments £7506.45
- b) Quarter 2 Report to 30 September 2021, NOTED.
- c) CIL Payment received £1220.99 for the period to 1 November e-mail was circulated NOTED.
- d) Interim Internal Audit pushed back to later this week, NOTED.
- e) 3 months' notice will be given to cancel Solo alarm.
- f) The invoice shared on replacing one of the gates at Pendeen Playpark was discussed. **RESOLVED:** To approve purchase of new gate from South West Play.

## TC.184 Correspondence

Councillors considered correspondence received and sent to all Councillors. A few are shown below.

13 January 2022 By- Election.

Pendeen Noticeboard has now been erected on toilet block in the car park.

James Hardy was contacted for costings on cleaners/cleaning vehicle. Pendeen Playpark Gate. (Email shared)

Plain an Gwarry item shared with Councillors. Plus, carol singers will be there in December. (Email shared)

Macmillan Mighty Hike event is on Saturday 3<sup>rd</sup> September 2022. This is a full and half marathon trek starting at St Ives and finishing at Land End (Email shared with Councillors).

Queen's Platinum Jubilee latest correspondence shared. It was confirmed Councillors had started to engage with some residents on plans.

Bulb Electricity Supplier has gone into special administration (Email shared).

Carnyorth Outdoor Education Centre was raised by the Mayor who had been contacted by the Cornwall's Mayor Group and the need for her to respond on behalf of the Council to Cornwall Council.

## TC.185 Library

Library Christmas pest control measures were discussed. The window cleaning will be considered at the December meeting when the third costing comes in.

TC.186 Town Vitality Fund.

The three bids had been received and shared with Councillors. The next step would be for the Mayor and Councillors who are on the TVF Committee to look in detail at the bids using the knowledge of Jessica Morris and the TVF sub-group to then report back at the next council meeting.

TC.187 Welcome Back Fund (WBF)

The Council discussed the documents received on the items for the community led project and the camera to monitor car parking usage at St Just.

**RESOLVED:** That the Tier 1 part of the expenditure was approved, subject to three quotes being sourced, before being ordered (items will become Town Council assets for community use) and be used for the welcome back event in March 2022.

Two more camera costings will also be needed before deciding on which contractor to commission to carry out that work.

The Clerk informed the Council the project organisation running WBF had offered the Council the chance to work with consultants (Arcadis) at no cost to improve the footfall to the Town.

**RESOLVED:** the Council agreed to the work with consultants (Arcadis) provided it was free.

TC 188. Committee Reports

The Staffing Committee will report in part two of meeting.

The Climate Change Group Chair gave some up- dates on the work of the group confirming he would bring costings for a plaque and planting around the library to a future meeting. He also confirmed the group had submitted a bid on behalf of the Council for lottery funding. Granite is being donated by a local builder. The latest on potential tree planting with schools.

TC 189. Information Items and Matters to Report

Free safety training for Councillors is being made available virtually; details had previously been circulated. Councillors have been reminded to report any behaviour that is aggressive and unacceptable to the Police.

TC.190. 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.191 The Selection of Co-opt Councillor

The selection of Councillors was carried out and the successful individual has been invited to become a Councillor at the next meeting on 13 December 2021.

TC.192 The Staffing Committee

The Staffing Committee had met earlier in the evening and confirmed the Christmas closure of the library will start on the afternoon of 22nd December and re-open on 4<sup>th</sup> January 2022. The Staffing Committee had noted the dates and Full Council agreed. Cornwall Council will be informed of the dates. The Committee also recommended:

To stop the use of the Solo alarm, once the notice period had been completed.

To recommend the use of a consultant to carry out an operation/staffing review using items 1, 2 and 4 of the charging sheets presented. The Committee also wanted all Councillors to be interviewed, not just two, and this would be discussed with the Consultant.

**RESOLVED:** Town Council agreed stopping the personal alarm contract and commissioning the Consultant to do the review.

The meeting closed at 9:32 p.m.

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