

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in St Just Library, on Monday 31 January 2022 at 7.15 pm

Present

Sue James                      Mayor  
Daisy Gibbs                  Deputy Mayor

Councillors

Martin Cavell                Fynn Tucker  
Farmer Morris              Robert Chadder  
Kevin Casley                Leanne Marsden

Cas Leo (Clerk)

TC.279 Public Address at Council Meetings

One member of the public present who spoke on a Highway Item Mr Graham Hicks TC 222a.

TC.280 Apologies for Absence

Jessica Morris, Howard Charman, Chris Denley  
and Brian Clemens

TC.281 Declarations of Interest

Leanne Marsden- Correspondence on The Leat, Land Owner- Gews Farm.  
Kevin Casley                PA21/12434

TC.282 Dispensations

None.

TC.283 Minutes

**RESOLVED:** That, the Chairman signs as a true and accurate record the Minutes of the Ordinary Meeting of the Town Council held on 10th January, 2022.

TC.284 Matters Arising

None.

TC.285 Queens Platinum Jubilee update

General discussion on Queen's Platinum Jubilee took place on how to engage with community groups and residents on what, if anything, they want Town Council support to do. More specifically, the Big Lunch events on Sunday 5 June 22. The Eden Project is leading on the Cornwall wide approach. Leanne would share a draft with Mayor, Clerk and Deputy on item to go on the website later in the week.

TC.286 Planning

**a) Applications**

**13/22 Application:** PA22/00021

**Proposal:** Works to trees in a conservation area (CA), works include pruning of T1 back to previous pruning points, pruning of T2 back to annotated points, the removal of Sycamore and the removal of the conifers both sides of front door.

**Location:** 6 Tregeseal Terrace Road from New Road to Bosvargus Hill Tregeseal St Just. **(T. Cl. No Objection).**

**14/22 Application:** PA21/12565

**Proposal:** Amended works following the previously approved PA20/09884 to include single storey plant room to the rear and material changes to external walls.

**Location:** Gwynver Cottage, Escalls Cliff, Sennen. **(T. Cl. No Objection).**

**15/22 Application:** PA22/00133

**Proposal:** Construction of an extension to rear of property and associated works.

**Location:** Creek Barn, Access track to Lower Hailglower Farm, St. Just. **(T. Cl. No Objection).**

**130/21 Application:** PA21/07192

**Proposal:** Two parking spaces on front garden.

**Location:** Chynoweth, Chapel Terrace, Trewellard, Pendeen. **(T. Cl. No Objection).**

Kevin Casley left the room for this item and took no part in it and returned once the decision was made\*

**\*16/22 Application:** PA21/12434

**Proposal:** Proposed replacement garage roof and installation of solar PV panels plus timber covered patio area.

**Location:** Wesley's Barn, Apartment 1. Bosavern Farm, Bosavern, St. Just. **(T. Cl. No Objection).**

**b) Decisions**

**Application:** PA21/10769

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

**Location:** 4, Boswedden Terrace, Wheal Penty, St. Just **Withdrawn** (T. Cl. Objection)

**Application:** PA21/09335

**Proposal:** Conversion of existing building to form one dwelling.

**Location:** Land and building at Enys Cottages, Pendeen. **Refusal** (T. Cl. No Objection the Agreed with the Planning Officer's decision.

**Application:** PA21/10271

**Proposal:** Construction of garden room and associated works.

**Location:** Nanquidno Vean, Nanquidno, St. Just. **Approval** (T. Cl. No Objection).

**Application:** PA21/12163

**Proposal:** Replacement windows with PVC.

**Location:** 3, Trease, Lower Boscaswell, Pendeen. **Approval** (T. Cl. No Objection)

**Application:** PA21/11804

**Proposal:** Non-material amendment (NMA1) for change in external material finish to rear external 1<sup>st</sup> Floor walls to Decision PA20/04709.

**Location:** 12, Boscaswell Village, Pendeen, **Withdrawn** (T. Cl. Objection)

**Application:** PA21/10430

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

**Location:** Both Ombrofyoryon, (Volunteer Hub) Geevor Tin Mine, Boscaswell, Pendeen. **Approval** (T. Cl. No Objection)

**Application:** PA21/10431

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

**Location:** Both Ombrofyoryon, (Volunteer Hub) Geevor Tin Mine, Boscaswell, Pendeen **Approval** (T. Cl. No Objection)

**c) Appeals** None

**d) Enforcements** None

**e) Protocols** None

## TC.287 Finance

- a) Accounts for Payment £162.89 (N Plan) and £12,683.00 were presented for approval.

**RESOLVED:** To approve payments £162.89 (N Plan) and £12,683.00.

- b) The third quarter report covers 1 October – 31 December 2021 below was noted by Town Council.

St Just Town Council opening balance on 1<sup>st</sup> April was £399,027.00 (which included £42.30 petty cash and £398984.70 in bank accounts). The Council's budget for 2021/22 is £339,968.00. The spending as at 31 December was £150,656.20. The third quarter does not give any cause for concerns and in fact we have received additional funding which is shown below; which was not known about when the budget was actually set this time last year. The final quarter report will be given in May 2022.

At this stage community grants spend is very low which is shown in the separate document (shared before this meeting) leaving £18,280 with 2 months to run.

Petty Cash is used for very minor items from cleaning products to engraving Mayor's chain.

### Note: Additional Funding Streams

- Neighbourhood Plan Budget – Any unused funds from this current financial year will be returned after this FY.

### Banking Reconciliation:

To 31 December 2021 the bank reconciliation is good and all figures are correct. Sign off will take place at the end of February by the two councillors given this task.

### Projects:

The Town Council has completed its Pendeen Playpark Projects over this year and Gate upgrade has taken place, invoice awaited. The Plain an Gwarry still in planning phase Historical England/Town Council and Archaeological Specialist unlikely to happen until next FY year.

We have new income streams mentioned from Vitality Fund, and Welcome Back Fund which is due to end 31 March 22.

The Council precept demand has been made to Cornwall Council this month.

- c) Financial Support Bosavern Community Farm applied for £2,930.00 but were awarded £1500 after the Councillor's discussion and viewing of supporting documents.

**RESOLVED:** Bosavern Community Farm were awarded £1500.

TC.288 Highway Matters

- a. Cormac Public Consultation various proposals along the A3071 between Mount Misery Roundabout, Penzance to St Just (six separate schemes).  
Councillors discussed the item and the various issues focusing on those within the Parish.

b. Community Network Plans. Proposal(s)/decisions will be needed on 14th Feb. and Councillors will need to take into account the new fixed Vehicle Activated Sign (VAS) at Carn Bosavern, as part of A3017 works & shared mobile one across Network due over 1st period of next funding cycle. Also, 20m.p.h schemes will be funded separately but in terms of Network Highways budget, we should prioritise projects that compliment/support drivers adopting lower speeds.

C, 20 is Plenty was discussed and felt the Council need to obtain views from residents on what areas in the parish would benefit from this initiative. Councillors could be approached at the Community Engagement sessions and the Clerk will also put details on the Town Council website.

TC.289 Climate Change Committee

The Planting for Wildlife around the library was agreed upon previously; the revised seed estimated moved from £150.00 to £200. The Committee have put the sign up; agreed at previous meeting.

**RESOLVED:** Council agreed the revised cost.

TC.290 Plain an Gwarry

An application form to use the Plain an Gwarry on 26 March 2022 by the Lafrowda Festival group was discussed.

**RESOLVED:** Council agreed the application.

TC.291 Town Vitality Fund,

The Town Vitality Fund contract went on the government Contract Finder site on 23 January with closing date of 15 March 22. The project start date is 3 April to 13 September 2022.

TC 292 Welcome Back Fund (WBF)

The Council discussed the two elements of the bid:

Element one for the community led project; select which of the three providers it will choose, and record the decision as their evidence: the equipment has been ordered by the Council. The items will become the Council's assets for use by other community groups. Element two is monitoring the car park usage and up date is likely at the next meeting.

TC 293 Councillors to join Committees

One Councillor needed for Staffing Committee and one for Audit Committee. Any Councillors wanting to join Climate Change Committee.

**RESOLVED:** Council agreed that Fynn Tucker will join the Staffing Committee Kevin Casley would join Audit and Climate Change Committees.

TC 294. Correspondence

Leanne Marsden left the room when The Leat, and Land Owner of Gews Farm subjects were raised and returned after they had been discussed.

The Leat was discussed; Councillors were informed of the progress so far and the advice of Solicitor on the matter; which was followed, no further action.

The Request to write to Land Owner about a dump in the field next to Higher Gews, St Just, it was felt more sensible for this to be done by the individual themselves.

Mobile Crazy Golf Course. An outdoor, fully staffed, 9-hole mobile crazy golf course (5 hours public playing time a day) that would tour town centres across Cornwall, for the period spanning the February half-term, i.e., Saturday 19<sup>th</sup> February through to Sunday 27<sup>th</sup> February. Dependent on demand, certain weekends might also be possible during March. Having a suitable location is the key. Although the time line was very tight the Council had no suitable sites itself but would approach two organisations to see if they could offer a site.

Devolution, Cornwall Council had approached the Town Council but with still one big issue outstanding which the Clerk has raised with them. The Clerk will also raise it at a meeting with Cornwall Council next week.

It was agreed that the Mayor would attend the CALC AGM Tuesday 8 March 2022, at 7pm in the Community Centre at St Erme, near Truro.

TC.295 Information Items and Matters to Report

The Police Liaison Meeting was stated to be on 7 February 22 at the Community Network Meeting but no Teams link has been sent yet. The Clerk will try and find out when the link would be sent.

Star Gazing at Tremorran, Truthwall on 2 February 2022. The annual CPRE Star Count is taking place on 26 February 2022 until 6 March 2022.

The old Noticeboard used by the Climate Change Committee was discussed. The official notices are displayed on the two new Noticeboards found on the outside of the Library and the Toilets in Pendeen.

The new street lamp outside the post office which is unnumbered is in place. The Clerk would contact James Hardy to enquire if this type of lamp post is what the Town will be getting rather the older style ones.

TC.297. 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).

The meeting closed at 9:20 p.m.

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