

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in St Just Council Offices, on Monday 11 April 2022 at 7.15 pm.

Present

Sue James Mayor
Daisy Gibbs Deputy Mayor

Councillors

Leanne Marsden Kevin Casley
Martin Cavell Robert Chadder
Farmer Morris Jessica Morris

Cas Leo (Clerk)

TC.344 Public Address at Council Meetings

Mr. Tom McFadden +2 (Pre planning applications Gews Farm/Chywoone
7pm before the meeting)

TC.345 Apologies for Absence

Brian Clemens, Fynn Tucker, Chris Denley.

TC.346 Declarations of Interest

Farmer Morris PA22/02766 /Community Grant Lafrowda Club

Leanne Marsden, PA22/02447

Sue James PA22/02447/02024/CIL

Daisy Gibbs CIL

No Councillors declaring an interest would take part in discussions unless with a dispensation and none of these Councillors would vote on these items; they would leave the room if they were discussed and voted upon.

TC.347 Dispensations

Daisy Gibbs, Sue James an element of CIL/TC351 Land's End Peninsula CLT Skate Park and they would not vote on those items.

TC.348 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 14 March, 2022 with 1 minor amendment to the numbering of minutes.

TC.349 Matters Arising

None.

TC.350 Rule 8 of the Local Elections (Parishes and Communities) Rules 1986

The Council have now been given permission to fill the vacancy as soon as practicable, by co-option, as provided for by Rule 8 of the Local Elections (Parishes and Communities) Rules 1986. The Town Council discussed the vacancy and its preferred process to fill the vacancy which was to place it on its website and noticeboards later this week.

RESOLVED: The Clerk will put the vacancy on the website and noticeboards at a future date and be guided by Cornwall Council.

TC.351 Permission given to Land's End Peninsula CLT (signage)

The Town Council gave permission for the following details to be used on a Lands End Peninsula CLT sign 'To report any damage contact Land's End Peninsula CLT via St Just Town Council: 01736 788412 or [e-mail info@stjust.org](mailto:info@stjust.org)' and secondly, the Council gave permission for the Town Council crest with the name "St Just in Penwith Town Council" to be used on their supporter's board and publications.

TC 352 Climate Change Group

The Chair reported on the recent meetings and actions taking place within the group. The Chair had confirmed the group had taken part in World Earth Day in March 2022. It had also taken part in Tree planting and it was good for the Council to be seen supporting these events. They had put on a Miners' Chapel event which attracted 40/50 people to two lectures. They plan to buy more seeds to make available to residents for free; in May 22.

TC.353 CIL

A further £500,000 will be made available through a competitive application process during a second CIL Fund round which will be launched on 4 April. Town and Parish Councils, constituted community groups and not-for-profit organisations will be invited to bid for between £20,000 and £100,000 CIL funding to deliver local infrastructure projects. This year they are seeking to support infrastructure projects that support children and young people.

The Town Council discussed several ideas such as Nancherrow Centre, Skate Park and Pendeen Playpark and wanted Councillors to go away and tell groups about the opportunity. The item will be coming back to May meetings with rough calculations needed to make an Expression of Interest to Cornwall

Council for funding. Cornwall Council had already promoted the event widely but the Council thought it would be sensible for Julie/Shirley to target youth groups, schools from its own list of organisations.

RESOLVED: Councillors will publish the CIL details on its website and contact youth organisations, schools and sports clubs to advise them. The item will come back to a future meeting.

TC. 354 Planning

a) Applications

35/22 Application: PA22/02024

Proposal: Adaption and re-use of existing residential annexe with attached garage to create a new two bedroomed house.

Location: Higher Carnyorth Farm, Carnyorth, St. Just. **(T. Cl. No Objection)**

Sue James left the room and took no part in the process.

38/22 Application: PA22/02447

Proposal: Construction of a pond (retrospective)

Location: Land South West of Pengelly, Bosavern, St. Just. **(T. Cl. Objection to the size of the pond/dam. The height of the pond/dam. The impact of this feature on the environment).**

Sue James and Leanne Marsden both left the room and took no part in the process.

36/22 Application: PA22/02598

Proposal: Work to trees in a Conservation Area (CA). Works include a Buddleia bush that is located in our front garden, has become overgrown, and is blocking light to the property. I would like to cut it back into a small bush,

Location: Princess Street, St. Just. **For Information Only. Noted**

41/22 Application: PA22/02868

Proposal: Tree works to multiple trees in a Conservation Area: Please refer to Schedule of Works for full details.

Location: Portherras Villas, Pendeen. **For Information Only. Noted**

46/22 Application: PA22/03221

Proposal: Application of tree works in a Conservation Area: Coppicing of a Bird Cherry.

Location: Adjacent to West Place, St. Just. **For Information Only. Noted**

- 32/22 Application:** PA22/01874
Proposal: Reserved matters of access, appearance, landscaping, layout and scale following Outline Consent PA21/06240 dated 03/11/21 for a detached residential dwelling.
Location: Land East of 5, Carn Ros, Lower Boscaswell, Pendeen. **(T. Cl. No Objection).**
- 33/22 Application:** PA22/00971
Proposal: Change of use from office space to residential dwelling, to include the ancillary bedroom and en-suite.
Location: Wheal Owles Barn, Truthwall, St. Just. **(T. Cl. No Objection).**
- 34/22 Application:** PA22/01644
Proposal: Conversion and extension of barn to form dwelling, installation of septic tank, change of use of land to domestic curtilage.
Location: Land N.E of Trevegean Cottage, Trevegean, St. Just. **(T. Cl. No Objection).**
- 37/22 Application:** PA22/02665
Proposal: Alterations and extension to 2-storey dwelling.
Location: 4, Boswedden Terrace, Wheal Penty, Road between Cape Cornwall Street and Upper Praze, St. Just. **T. Cl. Objection the wrong use of material such as red bricks and plastic cladding).**
- 39/22 Application:** PA22/02632
Proposal: Replacement of single storey extension link with PVs and an EV charging point.
Location: Penrose, 1, No-Go-By Hill, Nancherrow, St. Just. **(T. Cl. No Objection).**
- 40/22 Application:** PA22/02380
Proposal: Rear extension and alteration to 2nd floor windows permitted under previous approval.
Location: The Old Manse, Access track to Vounder Vean, Jubilee Place, Pendeen. **(T. Cl. No Objection).**
- 42/22 Application:** PA22/02766
Proposal: Construction of agricultural building.
Location: Cryor Farm, Access track to Cryor, Newbridge. **(T. Cl. No Objection).**
Farmer Morris left the room and took no part in the process.
- 43/22 Application:** PA22/02686
Proposal: Extending the first- floor bathroom over the existing ground floor kitchen. Cement fibre cladding walls at First Floor level with slate pitch roof.
Location: 23, Pleasant Terrace, St. Just. **(T. Cl. Objection. Potential overdevelopment, adverse impact on the neighbours (noted on portal by comments).**

44/22 Application: PA22/02930

Proposal: Re-submission of PA21/07530 (Proposed balcony and formation of landscape window to side elevation of barn) for construction of rear balcony.

Location: Rooster's Roost, Tregiffian, St. Buryan. **(T. Cl. Objection the development plans are out of character for a barn).**

45/22 Application: PA22/00712

Proposal: Rear Conservatory.

Location: Ocean View, Trewellard. Pendeen. **(T. Cl. No Objection).**

b) Decisions

Application: PA21/07745

Proposal: Erection of a single detached dwelling on land at Carnyorth.

Location: Land at Carnyorth, St. Just. **Approval** (T. Cl. No Objection)

Application: PA21/11608

Proposal: Erection of a building for B1 (Light industrial use).

Location: The Shed, adjacent Ambleside, Brea Farm. B.3306 between the A.30 and road junction south of Land's End Airport, St. Buryan.
Approval (T. Cl. No Objection/Support).

Application: PA21/12602

Proposal: Construction of Ground Floor extension and associated works.

Location: Road from Dowran Commons to Dowran, St. Just. **Approval** (T. Cl. No Objection)

Application: PA22/00043

Proposal: First Floor rear extension, replacement front windows and associated works.

Location: 11, Chapel Street, St. Just. **Approval** (T. Cl. No Objection)

Application: PA21/11515

Proposal: Single storey rear extension.

Location: 2, Old Coastguard Houses, Bosorne Street, St. Just.
Approval (T. Cl. No Objection).

Application: PA22/00989

Proposal: Proposed formation of Off- Road Parking Area and associated works.

Location: 19, Princess Street, St. Just. **Approval** (T. Cl. No Objection).

c) Appeals None * The Leat Appeal was replied to.

d) Enforcements None

e) Protocols None

TC. 355 Finance

- a. Accounts for Payment £17,126.19.

RESOLVED: To approve payments of £17,126.19

- b. Community Grants - Lafrowda Club £6k and Pendeen W.I. £3,318 and other Identified QPJ expenditure. The Community Grant for Pendeen W.I. was approved in full. The Council are very supportive of the Grant request for the Lafrowda Club but given the sum involved wanted to request to see estimates in getting the building water tight before awarding any grant. The Clerk would contact them to request these items.

The submission on QPJ expenditure for St. Just needed a community group involvement to organise and support the event. The Councillor leading on this work would now contact the recommended organisation to take this forward. The Town Council are very supportive of this QPJ plan for St Just. The Town Council would on receipt of the Community Grant application make a decision on the submission by using emails having now fully discussed the event.

- c. Letter of Thanks, None.
- d. Other items such as contract/estimates will be dealt with in the confidential section.
- e. Appointment of Internal Auditor (IA). Mr Steve Hudson would be appointed to be the IA for 2022/23.

RESOLVED: To appoint Mr Hudson.

- f. The Clerk informed the Council the first of two precept payments had arrived in the Council's Bank.

TC.356 Car parking or future Solar Panel field

Kevin Casley wanted to discuss the possibility of looking to purchase some land for either additional car parking or future Solar panel field. He was advised by the Chair that the TVF consultation may be reporting back on this car parking aspect.

The Chair also pointed out on the subject of Solar Panel and community energy projects that James Hardy may be able to sign post Kevin to sources of information.

RESOLVED: The Clerk will ask James to send Kevin any useful information on Cornwall Council projects in the county.

TC.357 Correspondence

A letter in relation to St Michael's Mount and its new Mount Memories Pass. The letter was discussed but the Council felt it would be better for the Mount to identify individuals.

Emails on Bostraze Recycling Centre, St Just. It was discussed but it was felt the individual is in contact with the right agencies and the Council could not add anything that those agencies were communicating to the individual.

Email on offering Zumba on Queens Platinum Jubilee events was discussed and would be forwarded to the St Just community group making a community grant application.

TC.358 Information Items and Matters to Report

The Clerk informed the Council that it may be possible to hold alternative monthly meetings should the recommendation to hold monthly meetings be accepted. The venue would be available on Tuesday evenings.

Councillors suggested that the next meetings could start at 7pm to ensure more time for the business of the Council.

TC.359 Exclusion of the Press and Public

If necessary, to consider passing the following resolution:
Nothing to discuss

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.360 Report of the Staffing Committee

The Town Council discussed the Organisational Review report on the various recommendations within the report that the Staffing Committee had been asked to review.

The Staffing Committee recommended the following:

To recruit a Deputy Clerk for between 20 - 37 hours if it's for more than 20 hours the role would involve the management of amenities and property (facilities) of the Council.

When this recruitment is completed above to consider the need for Facilities Manager (20 hours) role or not.

Once the above two steps have been completed to recruit a Business Support Apprentice for 37 hours to work in the Library and Admin Office.

Further Recommendations:

The Staffing Committee suggestion that recommendation 4 of the report that a HR Support Contract is looked at in 12 months' time and reviewed then along with Recommendation 14 to recruit a second Modern Apprentice. Neither may not be necessary.

To approve a government Cycle to Work initiative when an employee requests it: at no cost to the Council.

To engage with Cormac on Devolution Project: with a target date of 1 July 2022.

To bring all the other recommendations back for a decision at the next meeting.

RESOLVED: The above Staffing Committee recommendations were approved by the full Council.

TC. 361 TVF committee had produced a report seen by all Councillors following their recent meeting. They made two recommendations, firstly that LDA are appointed and secondly it is drawn to the attention of LDA that no additional fees would be available other than £50K.

RESOLVED: The above recommendations were approved by the full Council.

TC.362 WBL The purchase of equipment for the March 2022 event itself had taken place. The final process of making the claim is taking place with evidence of expenditure and the event itself. The 2nd part of the potential project to obtain a camera for the car park was never popular with the funders and stood no chance; especially given the strict deadline of 31 March 2022 so no purchases were made and no claim made.

RESOLVED: The above comments were noted.

TC.363 Estimate for work

To review an estimate for repairs to a bin beside the post office and electric box in the Plain an Gwarry.

RESOLVED: The above estimate from Pip Morse for £200 was accepted by the full Council.

TC .364 To review SWCP/ LMP 2022 contracts

The Council reviewed the new contracts and made the decision to award them to its existing contractor, given their ability and experience. The Town Council suspended its Financial Regulations and Standing Orders to enable itself to award the contract. It also agreed to raise the Local Purchase Order 1/22 given this expenditure is over £5K.

RESOLVED: The Town Council suspended its Financial Regulations and Standing Orders to award the contract

TC.365 The Town Council noted the need to set a new specification and seek a Contractor for Grass Cutting 2022- 25

The Town Council discussed the Grass Cutting contract that would be coming to close in the next few months (30 June 2022) and the need to re tender to attract bidders for the work. It also looked at any additional sites to add into the contract. The moving of the Pendeen Playpark contract into the contract was thought sensible. Another area identified was around the library but not the main path side between the Fire station and Library leading to the G.P Surgery which is given over to the Climate Committee to look after. The specification will have these areas within it.

RESOLVED: The Town Council agreed to set the specification with the additional areas above.

TC.366 To review photocopying costs/services long term contract coming to an end.

This item will be brought back to the Council once the third quote has come in.

The meeting closed at 9.40pm