

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in St Just Council Offices, on Monday 14<sup>th</sup> March 2022 at 7.15 pm.

Present

Sue James Mayor

Councillors

Leanne Marsden	Brian Clemens (Part 2)
Martin Cavell	Robert Chadder
Fynn Tucker	Kevin Casley
Farmer Morris	Chris Denley

Cas Leo (Clerk)

TC.328 Public Address at Council Meetings

Mr Harvey Thomas PA22/02212.  
Mr Tom Edwards PA21/05457.

TC.329 Apologies for Absence

Daisy Gibbs, Jessica Morris, Brian Clemens missed Part 1 of the meeting due to another meeting at St Levan.

TC.330 Declarations of Interest

Leanne Marsden, PA22/02212 PA21/05457.

Fynn Tucker, PA22/01778/01779

Neither Councillors would take part in discussions or voting on these items and would leave the room if they were discussed.

TC.331 Dispensations

None.

TC.332 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 28 February 2022 with 1 minor amendment on 1-minute silence.

TC.333 Matters Arising

None.

TC.334 Devolution of Car Parks and Toilets

Cornwall Council and Cormac must still decide on the (toilet cleaner) to enable the devolution to happen on 1<sup>st</sup> June 2022 and the Town Council would need to know the decision on cleaning arrangements by 1<sup>st</sup> April 2022. The Town Council would also need to make a parking order of its own for the two Car Parks it was taking over. This would take a minimum of 6 weeks once they are approved and been legally agreed by councillors/solicitors.

**RESOLVED:** Clerk will write to Cornwall Council and ask them to let the Town Council know the arrangements on the cleaner by 1 April 2022 and request again details on the existing Parking Order for the two Car Parks to see what's is in the existing Parking Order.

TC.335 Queens Platinum Jubilee

The Town Council discussed the correspondence received to date. All requests for financial support would also need to complete the community grants form. All events must be over the official Jubilee period 2- 6 June 2022 to qualify. Existing expressions of interest received will be contacted and advised of this.

**RESOLVED:** Clerk to inform those who have contact the Council of its decision.

TC.336 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 and wanted councillors to go away and look at coming back to April/May meetings with rough calculations needed to make an Express of interest to Cornwall Council for funding.

**RESOLVED:** Councillors will research their ideas and bring details to future meetings.

## TC. 337 Planning

**Note:** The Trial of the suggestion to improve management of applications. All applications without an objecting or supporting proposal will be proposed by the chair, on block, for *No Objection* and subject to that being seconded, councillors will vote on the resolution to record *no objection*, in 1 vote. Those with declared interests in an application in this group would not need to leave the room or abstain as there will be no discussion, they will not vote on those declared interest applications.

### a) Applications

**25/22 Application:** PA21/05457

**Proposal:** Conversion and extension of existing storage/stables to form residential dwelling (revised scheme).

**Location:** Land and Stables adjacent to Wayside Farm, Higher Bosavern. St. Just **(T. Cl. Strong Support)**.

**26/22 Application:** PA22/01589

**Proposal:** Proposed farm track.

**Location:** Chyrose Farm, Morvah, Pendeen. **(T. Cl. No Objection)**.

**27/22 Application:** PA22/01860

**Proposal:** Construction of two dwellings and associated works

**Location:** Land behind 7, Higher Gews Close, St. Just **(T. Cl. No Objection)**.

**28/22 Application:** PA22/02212

**Proposal:** Replacement of existing two-storey extension and associated internal and external modifications.

**Location:** Bollowal Farm, Badgers Holt, Bollowal, St. Just. **(T. Cl. No Objection)**.

**29/22 Application:** PA22/01778

**Proposal:** Raising the roof level and slope. External insulation and render to main elevation. Part re-build of main elevation with replacement windows and other elevational adjustments.

**Location:** Bostraze Bungalow, 3, Nancherrow Terrace, St. Just **(T. Cl. No Objection)**.

**30/22 Application:** PA22/01779

**Proposal:** Listed Building Consent to raise the roof level and slope. External insulation and render to main elevation. Part re-build of main elevation with replacement windows and other elevational adjustments.

**Location:** Bostraze Bungalow, 3, Nancherrow Terrace, St. Just **(T. Cl. No Objection)**.

**31/22 Application:** PA22/02056

**Proposal:** Conversion of two barns to form dwellings and two rural workshops/office space and installation of sewage treatment tank.

**Location:** Chyrose Farm, Access to Chyrose Farm, Morvah. **(T. Cl. No Objection. Mitigation of work to encourage bats/barn owls should be adopted).**

**b) Decisions**

**Application:** PA21/09541

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

**Location:** Carn Glaze Farm, St. Just. **Approval** (T. Cl. Objection)

**Application:** PA21/12279

**Proposal:** Construction of extensions and alterations.

**Location:** Seaward Barn, Access track Crudder Meadow, Lower Boscaswell, Pendeen. **Withdrawn** (T. Cl. Objection)

**Application:** PA21/12434

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

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

**Application:** PA21/08461

**Proposal:** Land to N.W of St. Just Rugby Football Club – Proposed change of use of land from agricultural to camping land.

**Location:** St. Just Rugby Football Club, Tregeseal,, St. Just. **Approval** (T. Cl. No Objection)

**Application:** PA21/11067

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

**Location:** 8, Jubilee Place, Pendeen. **Refusal** (T. Cl. No Objection)

**Application:** PA21/11986

**Proposal:** Two storey rear extension to replace existing single storey extension. Front porch extension. Conversion of existing outbuilding to form a self-contained family annexe with optional holiday use.

**Location:** 12, Pleasant Terrace, St. Just. **Approval** (T. Cl. Objection)

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

**c) Appeals** None

**d) Enforcements** None

**e) Protocols** None

- a. Accounts for Payment £3024.12 and £2.000 for Organisation Review.  
**RESOLVED:** To approve payments of £ 5024.12
- b. Community Grant if any. None
- c. Letter of Thanks from Pendeen Ark. All thank you letters will be published on the website for Grants starting in the next financial year.
- d. Neighbourhood Plan Committee would like its web Site to transfer to Town Council site: This means that the content will become directly part of the Town Council site. There is a larger up-front cost but there won't be a separate WordPress site to maintain so no ongoing costs.

**RESOLVED:** To approve payments of £400 and transfer site when practical in the next few months.

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

#### TC.339 Correspondence

The correspondence on Ryn Gwari Farm were discussed and comments noted. The Town Council letter was requested to be seen by a councillor, so was shared with all councillors. Any letter written on behalf of the Town Council will be shared with Councillors when deemed to be of interest to them by the clerk without over loading them with the majority of routine correspondence.

#### TC.340 Information Items and Matters to Report

TVF still in Contract tendering phase until 15 March 2022; so, no update on it.

WBL The event and purchase of equipment are progressing and a check of the items and marking up the inventory will take place on 18 March 22. No updates on the camera situation at this time and 31 March 22 is fast approaching.

Howard Charman has resigned from the Town Council and the Vacancy was allowed to be posted by Cornwall Council on website and Noticeboards with effect from today.

Mayor had recently attended the CALC AGM event on 8 March 2022 mainly to listen to guest speaker Cllr Olly Monk, Cornwall Council Portfolio Holder for Housing and Planning. The board of 12 was made up 11 men.

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Cracked window in Library in the large window in the Foyer has been reported to Cornwall Council they had one that was before handover in 2019 which they replace in 2021.

West Penwith Community Network Panel:  
scheduled for Thursday 17 March at 7PM

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

#### TC.341 Climate Change Group

The chair reported on the recent meetings and actions taking place within the group. The chair had confirmed that in addition to the National Lottery Fund the Council had also budgeted up to £5k in the next FY year budget; starting on 1 April 2022. Any current expenditure this year would come out of the amenities budget heading. The chair requested certain items of expenditure which the council agreed to: £516.00 made up of £50 and £466.00. other items will wait until the next FY. The group are keen to remain part of the council.

**RESOLVED:** To approve expenditure of £516.00

#### TC.342 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.343 Report of the Staffing Committee

It was reported previously that the Staffing Committee were excited by the Organisational Review and broadly agree with all the recommendations. It was noted that the review looks like a 3-year plan. A zoom meeting with James Corrigan was held on 7<sup>th</sup> March 22 to discuss and clarify points. The Town Council discussed the report but it was clear there were different views on the various recommendations within the report. Councillors could not agree on the recommendations and the Town Council have requested the Staffing Committee to go away and make recommendations on the content after its discussions.

**RESOLVED:** The staffing committee are meeting on the 28<sup>h</sup> March, and will report back to the full council who will be meeting on 11 April 2022.

The meeting closed at 9.40pm

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