

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in St Just Council Offices, on Monday 25 April 2022 at 7.00 pm.

Present

Sue James Mayor
Daisy Gibbs Deputy Mayor

Councillors

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

Cas Leo (Clerk)

TC.367 Public Address at Council Meetings

None.

TC.368 Apologies for Absence

Chris Denley.

TC.369 Declarations of Interest

None.

TC.370 Dispensations

None.

TC.371 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 11 April, 2022.

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TC.372 Matters Arising

None.

TC.373 Rule 8 of the Local Elections (Parishes and Communities) Rules 1986

The Council have now been given permission to display the vacancy notice on 20 April 2022, as provided for by Rule 8 of the Local Elections (Parishes and Communities) Rules 1986. The Town Council discussed the vacancy and its

other vacancy and would await the outcome due on 11 May from the Returning Officer at Cornwall Council on next steps.

RESOLVED: The Clerk will inform Councillors when Cornwall Council respond.

TC 374 Climate Change Group

The Chair reported on the recent meetings and actions taking place within the group. They plan to buy more seeds to make available to residents for free; in May 22 the cost would be £120 and they were now ready to buy Lavender plants to which the council had previously agreed at £240. The group are also going to have a Zoom meeting with a group more advance on the renewal energy route. They are also working on their strategic plan for delivering on their national lottery project.

RESOLVED: The CCG have the £120 approved and that use of the £240 is noted to buy Lavender.

TC.375 CIL

This item is a recurring item* from several previous meetings on how the Town Council can promote/assist others or put a bid in itself. The suggestion was also to consider if by looking at new or replacement equipment for Pendeen playpark the Town council could make its own bid.

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. The discussion at this meeting concluded this information was to be brought back to Mays meeting with more exact details. The Town council also acknowledged other community groups were looking into perhaps combining bids submission to meet the £20K requirement but all these possibilities were still on going.

*** Outline of Cornwall Council CIL planned programme**

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.

RESOLVED: The item will come back to a future meeting. The clerk will share possible equipment enhancements to the Pendeen Playpark setting with councillors.

TC. 376 Planning

a) **Applications**

47/22 Application: PA22/03352

Proposal: Application for Outline Planning Permission with some matters reserved for the construction of 4 dwellings namely access, layout and scale.

Location: Field North of 31, Lower Boscaswell, Pendeen. **(T. Cl. Objection – This is not infill but building in the countryside and against the Neighbourhood Plan. Reference: Map 2 Lower Boscaswell of Appendix 2 of St. Just in Penwith Neighbourhood Development Plan shows this site to be outside the settlement boundary and therefore not an infill site).**

48/22 Application: PA22/03045

Proposal: Proposed steel framed storage extensions plus new lobby entrance area.

Location: The Old Clayworks, Leswidden, St. Just. **(T. Cl. No Objection).**

b) **Decisions**

Application: PA21/11457

Proposal: Construction of earth bank slurry lagoon to meet new Nitrate Vulnerable Zone storage requirements.

Location: Leswidden Farm, St. Just. **Approval** (T. Cl. No Objection)

Application: PA21/11044

Proposal: Demolition of existing dwelling and replacement with new 4-bedroomed house and 2 bedroomed residential annexe.

Location: 21, CarrallackTerrace, St. Just. **Approval** (T. Cl. No Objection)

Application: PA21/11621

Proposal: To demolish the existing 4- bedroom bungalow and replace with a 3- bedroom chalet bungalow with an indoor swimming pool, solar panels, PV solar panels on the existing outbuilding roof and clad the outbuilding to match the new build with provision for a wheel-chair lift without compliance with Conditions 1 and 2 of Decision Notice PA20/00912 dated 20/04/2020.

Location: Pans Teg, Calartha Road, Pendeen. **Approval** (T. Cl. No Objection)

Application: PA22/00786

Proposal: Proposed two-storey rear extension.

Location: 9, Stennack Parc, Trewellard, Pendeen. **Approval** (T. Cl. No Objection).

c) **Appeals** None

- d) **Enforcements** None
- e) **Protocols** None
- f) **Sub-Committee Meeting**

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, Penzance Cornwall TR19 7QY

Applicant: Mr and Mrs T Edwards

This application will be reported to the Planning Committee for it to decide. The Committee meeting will begin at 10.00 am on 3 May 2022 and take place in the Council Chamber, Dolcoath Avenue, Camborne, TR14 8SX. However, due to the current COVID situation, public access will be limited and you are encouraged to take part in the meeting remotely, via Teams. Councillor Brian Clemens will represent St. Just Town Council at the meeting it looks like the advice to make changes has been followed but it will be for the committee to decide.

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TC. 377 Finance

- a. Accounts for Payment £4363.15

RESOLVED: To approve payments of £4363.15

- b. The submission of a community grant for QPJ expenditure for St. Just by a community group who would organise and support the event will coming to the council shortly. 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 at the last meeting.
- c. Letter of Thanks, None.
- d. TVF

A Local Purchase Order 2 of 22/23 will be raised and a contract would go to LDA Design for signature. The mayor mention that Councillor Jessica Morris had brought specialist knowledge to the work of the TVF Committee and the work was progressing.

RESOLVED: Clerk to send copy of LPO and contract to LDA Design for signing.

- e. WBF The Clerk updated The Town Council that the claim be submitted with supporting paperwork to the WBF commissioners.

TC.378 Correspondence

None raised.

TC.379 Information Items and Matters to Report

The Clerk informed Councillors future meetings could start at 7pm to ensure more time for the business of the Council.

The next Meetings on 16 May 2022 will be at the WI Hall St Just.

The cracked Library window will be down to the Town council to replace. The clerk will obtain quotes.

TC.380 Bus Timetable Changes

Councillor Clemens shared his email which outline the issues raised by residents. The response gave some background to the problem on the Local Bus Services in Penzance, specifically the new Tin Coaster operated by First Kernow.

First Kernow is a Commercial operator in Cornwall and therefore they do not operate any routes under contract to Cornwall Council since the Local Bus tender award to Go Cornwall Bus in late 2019. Historically, Commercial operators have generally been unrestricted in what routes and services they choose to register. With the confirmation and introduction of the Enhanced Partnership just last week between Cornwall Council, First Kernow and Go Cornwall Bus this will offer far more control to the Local Authority over the registered network going forwards.

First Kernow chose to make the changes to the previous Service 18 on a commercial basis. At the time Cornwall Council did raise concerns that this could lead to passengers having difficulty accessing some central points in Penzance, First Kernow confirmed that passengers could remain on the bus at Penzance Bus Station where it turns into a Service 19 to Madron and goes through the town centre and vice versa for return journeys so ensuring that the connection to the town centre was maintained.

The link to the Transport for Cornwall website where the timetable of Service 19 can be viewed, this may be helpful to share with any concerned residents- [Transport for Cornwall | Buses, trains, public transport information](#)

We do regularly review and re-shape the network and, as outlined above, going forwards we will have additional control and influence over Commercial

Registrations and we will certainly note and take your comments on board for future reviews.

RESOLVED: Clerk to place this information on the website and Councillor Clemens will ask bus company to promote this information.

TC.381 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.382 Report of the Staffing Committee

The Town Council discussed again the Organisational Review Report and the recommendations within the report. The Staffing Committee and the Full Council had discussed the report previously at various meeting. The recommendations were agreed as shown in the supporting document sent to councillors outlining recommendations entitled **AN ORGANISATIONAL STAFFING REVIEW DOCUMENT FOR ST JUST TOWN COUNCIL dated 25 April 2022**. The mayor discussed the recommendations and some changes which have been incorporated into the document.

RESOLVED: The recommendations were approved by the full Council. With some adjustments shown in the document entitled **AN ORGANISATIONAL STAFFING REVIEW DOCUMENT FOR ST JUST TOWN COUNCIL dated 25 April 2022**.

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TC.383 To review photocopying costs/services long term contract coming to an end.

This item was brought back from the last Council Meeting. Three quotes were considered. The council consider Concorde, 1st Office Equipment and Pitney Bowes. The existing provider Concorde had given a good service which was a point raised by a councillor, Councillors noted no overall great saving given the cost per copy etc. Given the risk of going with a new provider at little cost difference it was decided to renew contract with the existing provider

RESOLVED: The recommendations were to stay with Concorde and the clerk to arrange the new contract with them.

The meeting closed at 8.40pm

Chairman's signature _____ Date _____