

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in St Just Library, on Monday 10 January 2022 at 7.15 pm

Present

Daisy Gibbs Deputy Mayor

Councillors

Martin Cavell	Fynn Tucker
Farmer Morris	Jessica Morris
Howard Charman	Chris Denley
Kevin Casley	Leanne Marsden

Cas Leo (Clerk)

TC.213 Public Address at Council Meetings

No members of the public present.

TC.214 Apologies for Absence

Sue James and Robert Chadder

TC.215 Declarations of Interest

Leanne Marsden PA21/11806

TC.216 Dispensations

None.

TC.217 Minutes

RESOLVED: That, the Chairman signs as a true and accurate record the Minutes of the Ordinary Meeting of the Town Council held on 13th December, 2021 with two minor corrections: TC201 the word break was changed to bring and at TC205 the correct spelling of stipulated was corrected.

TC.218 Matters Arising

The Pendeen Post Office.

Sue James has had exchanges reference future provision, including with Post Office Ltd. The subject was raised at the last meeting. Sue is still in touch with various people locally and Post Office Limited. There are a number of ideas/possibilities but none on their own are quite ready to work but some combination might. Sue suggested she seek to have a virtual meeting to see what we might work out between us. If other Councillors are also in active conversation, it would be helpful if they would let me know.

TC.219 Plain an Gwarry and Queens Platinum Jubilee Bid update

General Discussion on Queen's Platinum Jubilee took place which involved the Plain an Gwarry with plans to engage with community groups and wider 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.

The Jubilee plans are for a public holiday from Thursday 2nd to Sunday 5th June. Beacon Lighting is in hand for the Thursday through National Trust, Old Cornwall and a local piper. Sue's suggestion was to invite organisations/ residents to contact us with ideas/ plans and for any support they need. Meanwhile, the Council would block- book bookings for the Plain for the 2nd - 5th to allow any community plans to emerge and use it if needed. Advised events should be community led, Town Council supported rather than Town Council led/arranged. The Town Council's recent bid to the (QPJ) fund was not successful but Leanne and Jess would work on the possibility of applying again.

RESOLVED: Request for permission to use the venue in June 2022 with amended dates to now be for 2-5 June 22 was agreed and to book the Town Hall as Plan B along with Pendeen Silver Band being booked.

TC.220 Planning

a) **Applications**

01/22 Application: PA21/11588

Proposal: Change of Use from office E©(ii) to residential – no changes to building.

Location: 1, Boswedden Road, St. Just **(T. Cl. No Objection)**

02/22 Application: PA21/11621

Proposal: To demolish the existing 4- bedroom bungalow and replace with 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 **(T. Cl. No Objection)**

03/22 Application: PA21/11806

Proposal: Construction of a holiday let with associated amenity space specifically designed for use by disabled guests.

Location: Land West of Carnyorth Industrial Estate, Carnyorth, St. Just. **(T. Cl. Objection – Encroachment into the countryside (Noted by WHS))**

Leanne Marsden PA21/11806 left the room returning once decision was made.

04/22 Application: PA21/11101

Proposal: Proposed conversion and extension to existing redundant barn to form holiday unit.

Location: Barn South East of Wheal Do Um Farm, Trewellard Hill, Pendeen.

(T. Cl. No Objection)

05/22 Application: PA21/12333

Proposal: Works to a tree in a Conservation Area for the reduction of height by one third and spread of Ash tree.

Location: Sharos, South Place, 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. Deferred until Highway Report is provided)**

06/22 Application: PA21/12163

Proposal: Replacement windows with PVC.

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

07/22 Application: PA21/11986

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

Location: 12, Pleasant Terrace, St. Just. **(T. Cl. Objection – Over-development of the site. Lacking parking facilities at site which will impact on neighbours and road users. UPVC porch is not in keeping with other properties. A flat roof rather than slate roof is also out of keeping with other properties)**

08/22 Application: PA21/11608

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

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

09/22 Application: PA21/12225

Proposal: Retention of air conditioning unit.

Location: Warrens Bakery, 7, Market Square, St. Just. **(T. Cl. No Objection)**

10/22 Application: PA21/12118

Proposal: Replace existing PVC windows with new PVC windows.

Location: 5, Boscaswell Estate, Boscaswell Road, Lower Boscaswell, Pendeen. **(T. Cl. No Objection)**

11/22 Application: PA21/12279

Proposal: Construction of extensions and alterations.

Location: Seaward Barn, Access track to Crudder Meadow, Lower Boscaswell, Pendeen. **(T. Cl. Objection – Overdevelopment of an older building with multiple changes)**

12/22 Application: PA21/12602

Proposal: Construction of Ground Floor extension and associated works.

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

b) Decisions

Application: PA21/07066

Proposal: Replacement porch, replacement traditional windows, re-slating with solar slates, granite re-pointing and rear extension.

Location: 3 Venton East Square, St. Just **Approval** (T. Cl. No Objection)

Application: PA21/06933

Proposal: Certificate of Lawfulness: Existing use for commencement of building work under Permissions PA12/08633 and PA15/04288.

Location: Lys Wyn Barn, Leswidden, St. Just. **Granted CAAD's PIP's and LU's only** (T. Cl. Noted).

Application: PA21/08674

Proposal: Construction of single detached two-storey dwelling with non-compliance of Condition 2 in relation to Decision Notice PA19/09154.

Location: The Radjel Inn, Boscaswell Terrace, Pendeen **Refusal** (T. Cl. Objection – wrong use of material. Both gable ends need to be granite facing in keeping with Condition 4).

Application: PA21/10495

Proposal: Proposed construction of a shed and a greenhouse.

Location: Bosavern Farm, B.3306, Bosavern, St. Just. **Approval** (T. Cl. No Objection).

c) Appeals None

d) Enforcements None

e) Protocol

Application number: PA21/11067

Proposal: Two storey extension with balcony.

Location: 8 Jubilee Place Pendeen Penzance Cornwall TR19 7SN

Applicant: Mr and Mrs D Semmens

Thank you for the Town Council response to the above proposal which I have set out below: St Just in Penwith Town Council (1 December 2021)

“No Objection.”

I appreciate your comments which will be included in my report. However, following careful consideration of all the material planning considerations, in this instance I feel that it is appropriate to recommend refusal of the application. Under these circumstances, please can you confirm that on this occasion we may agree to disagree?

On this occasion the Town Council agrees to disagree with the Planning Officer.

TC.221 Finance

- a) Accounts for Payment £27,320.61 were presented for approval.

RESOLVED: To approve payments £27,320.61

- b) 2nd Draft budget with spreadsheet was circulated by email before the meeting and the several amendments suggested at the first draft meeting were brought back amended in this the 2nd draft report and budget before the meeting. One further amendment was discussed with the other amendments and was agreed; which was to reduce Election heading by £160.

RESOLVED The budget was agreed of £367,105 and a precept demand of £221,392 for 2022/3 (no change in the precept demand from last year). All documents are subject to Cornwall Council's final agreement of the budget document and precept demand which will be forwarded to them shortly and published on their website with all other towns and parishes when agreed.

- c) Any contract matters on pest control will be decided in part two.

- d) Financial Support

RESOLVED: No bank statement was provided by Bosavern Community Farm so the item will be carried forward to the next meeting.

TC.222 Correspondence

Councillors considered correspondence received which had been sent to all Councillors. A few are shown below.

20 is Plenty for St Just email sent today for information to Councillors

RESOLVED Councillors will discuss this at 31 January 22 meeting.

A3071 email shared on TEAMS meeting on 11 January 22.

TC.223 Climate Change Committee TOR/mission statement

The above documents were shared by email and were agreed by the full council with one amendment on the Quorum which will be reduced to two councillors from four. The Planting for Wildlife around the library was agreed on the list provided and for the additional 8 kilos seeds and pocket packets estimated at £150.00. The Climate Change Committee were also not fully decided on the material for the sign but the Council agreed the Chair's suggestion and would support this.

RESOLVED: Council agreed the £488.50- £500 for planting around the library. The £150 approximation for seeds and pockets. To authorise the Committee to progress with getting the sign.

TC.224 Town Vitality Fund,

Additional instructions on the commissioning process have been received from the funding organisation and the specification now needs to go on a government website to meet the funding requirements for amounts over £25k. They further advised to contact CALC before doing this and the Clerk is waiting for this to take place. At the moment the delay is meaning we are getting the start date pushed back away from the winter months which is a positive and unlike the WBF does not need to be completed by 31 March 2022. It is hoped to do this later in January.

TC.225 Welcome Back Fund (WBF)

The Council discussed the two elements of the bid:

Element one for the community led project; the Clerk informed the Council the project organisation running WBF had now been sent 3 costings to meet their requirement and the community group just now needed to select which of the three providers it will choose, and to record the decision as their evidence and let the Council know. Once the Clerk receives this evidence, the equipment could be ordered by the Council.

The community group also asked some further questions about who will lead the event, venue and venue alternatives and costings and event insurance. All these items will be brought back to 31 January meeting. The Clerk may need to check with James Hardy about using the main square at St Just.

Jess Morris updated the Council that she had been in contact with both the company hoping to provide the camera to monitor car parking usage at St Just and the WBF to get permission to submit a document to use them without going to obtain more quotes; given their specialist contractor status. Jess hopes to submit the form later this week.

A spin off from the WBF was the access to consultants to work with business leaders; the buy in from business leaders at the moment is not enough to make it viable for the consultants to work up a document, and have requested quite a larger commitment. The Mayor, Robert Chadder and some of the TVF Steering Group are participating but this may not be enough and the consultants may end that work for this reason.

TC 226. Information Items and Matters to Report

The Leat was discussed; Councillors were informed of the progress so far and the change of solicitor and that the matter, subject to a few checks, is likely to result in further progression by the next meeting.

RESOLVED: To update Council again on 31 January 22.

The old noticeboard in Pendeen needs to be removed and it was suggested the quickest way to do this is to ask the Council's contractor Pip Morse to remove it and dispose of it. The position of the new board was protected from wind damage and vandalism.

RESOLVED: Clerk to approach Mr Morse.

Residents were complaining reference to Cornwall Council's lack of notice of the by-election which may be down to the postal service.

Next meeting of the Council is on 31 January 2022 due to seven councillors attending CALC planning training on 24 January 22.

Leanne mentioned how successful the community engagement event was when she met Daisy/Martin at the Library.

Farmer Morris mentioned he would need to come back to the Council later in the year to obtain funding for Christmas lights for the Pendeen Christmas tree given the spares were not compatible with existing ones.

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Chairman's initials_____

TC.227. 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.278 Pest control

To consider the costings for pest control at the Plain an Gwarry and Library building. Rentokil have provided the pest control services at the Plain an Gwarry for a number of years. This contract for £342.83 was reviewed and agreed to remain in place. The new additional quote for the library was £473 plus vat which was discussed and agreed to; given recent issues.

RESOLVED: Town Council agreed to use its existing contractor to provide both pest control services.

The meeting closed at 9:20 p.m.

Chairman's signature _____ Date _____