

MINUTES of the ANNUAL MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in WI Hall St Just, on Monday 16 May 2022 at 7.00 pm (following on from Annual Town Meeting).

Present

Sue James Mayor
Daisy Gibbs Deputy Mayor

Councillors

Kevin Casley	Chris Denley.
Martin Cavell	Robert Chadder
Farmer Morris	Jessica Morris
Brian Clemens	Fynn Tucker

Cas Leo (Clerk)

TC.1 Election of Town Mayor & Declaration of Acceptance of Office

Resolved: That Cllr. Sue James is elected as the Town Mayor for the Municipal Year 2022/2023. Sue James duly signed the declaration of acceptance of office.

TC.2 Declarations of Interest

Fynn Tucker Planning Application: 50/22 PA22/03769

Farmer Morris Grant support - The Lafrowda Club

TC.3 Dispensations

None.

TC.4 Election of Deputy Town Mayor & Declaration of Acceptance of Office

Resolved: That Cllr Daisy Gibbs is elected as the Deputy Mayor for the Municipal Year 2022/2023. Daisy Gibbs duly signed the declaration of acceptance of office.

TC.5 Councillor Attendance at Meetings & Expenses

To receive details on Councillor attendance at meetings. Sent by email and travelling expenses throughout the year. (None). The attendance list was amended to show two Councillors had actually had a better attendance statistic.

TC.6 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 25 April, 2022 with two minor typos.

TC.7 Matters Arising

None.

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

As the Returning Officer received no requests for an election by the due date. the Town Council will now fill the two remaining casual vacancies by co-option. The selection process would be to request: Expressions of Interest from persons wishing to be considered for co-option submitted in writing to the Town Clerk, to be received by 5pm on **Monday 13 June 2022**. (Emails with attached expressions of interest are fine). The Council will consider all expressions of interest and successful applicants will be asked to observe a Council meeting on **Monday 20 June 22 which starts at 7.00pm** and then after the meeting attend an interview with the Town Council.

RESOLVED: The Clerk will inform residents through the website and noticeboards.

TC.9 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 Town Council considered groups and discussed several ideas. Groups had been in contact with James Hardy, Cornwall Council for advice. He suggested that the Nancherrow Centre and Skate Park could make an Expression of Interest to Cornwall Council under the Land's End Peninsula Community Land Trust umbrella. He felt one joint bid would be stronger, rather than several from one geographical area. The Town Council would support this one bid in principle.

Town Council resolved to use its own CIL funds previously allocated reserves for the Pendeen playpark project looking at new or replacement equipment for the park.

*** 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 Town Council would support this one bid in principle. The Clerk will share a copy of the bid once received from the community groups. The Clerk will get a company to suggest possible equipment enhancements to the Pendeen Playpark.

TC.10 Planning

a) Applications

49/22 Application: PA22/03259

Proposal: Erection of 4 stables and a Tack Room at Hillside Farm.

Location: Hillside Farm, Watering Lane, Grumbla, Sancreed. **(T. Cl. Support).**

50/22 Application: PA22/03769

Proposal: Extension at 1st Floor level above existing flat roof at rear of gallery to provide office/admin space for gallery staff.

Location: Kurt Jackson Gallery, Chennalls Garage, North Row, St. Just. **(T. Cl. No Objection).**

Planning Application: 50/22 PA22/03769 Fynn Tucker took no part in this item leaving the meeting until it was decided and returning when it was completed..

51/22 Application: PA22/04301

Proposal: Removal of rear conservatory and construction of rear sunroom. Replacement of all windows and doors.

Location: Two Chimneys, 9, Levant Road, Trewellard, Pendeen. **(T. Cl. No Objection).**

52/22 Application: PA22/04111

Proposal: Off road parking area and associated works.

Location: 9, Victoria Row, St. Just. **(T. Cl. Deferred to allow Highways Officer to comment since the development is next to a School and in a Conservation Area).**

b) Decisions

Application: PA22/01589

Proposal: Proposed farm track.

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

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.
Approval (T. Cl. No Objection)

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Application: PA22/02212

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

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

Application: PA22/02868

Proposal: Proposed two-storey rear extension.

Location: Portherras Villas, Pendeen. **Decided not to make a TPO (TCA apps)** (For Info Only).

c) Appeals

Application: PA21/11378

Proposal: Installation of two timber Juliette balcony doors with 1100mm glazed privacy screen.

Location: Corner Barn, Access track to Crudder Meadow, Lower Boscaswell, Pendeen. **Refusal** (T. Cl. Objection on grounds of privacy and not in keeping with other properties at the location).

d) Enforcements None

e) Protocols None

TC.11 Finance

- a. Accounts for Payment £7,783.63. **RESOLVED:** To approve payments of £7,783.63
- b. Three applications for grant support were received. The Lafrowda Club £6K which was previously circulated and discussed and now returned with supported costings which were approved. The Pendeen Lunch Club request for £400 was discussed and approved. The Council also confirmed St Just & District Trust CIO £1850 which was awarded by email to enable no delay to arranging the event. The submission of a community grant for St Just & District Trust CIO QPJ expenditure was formally approved.

RESOLVED. All three requests for the above amounts were agreed

- c. Letter of Thanks, None.

- d. The Quarter Four Finance Report covering 1 January 2022 – 31 March 2022.

St Just Town Council opening balance on 1st April was £399,027.00 (which included £42.30 petty cash and £398,984.70 in bank accounts). The Council's budget for 2021/22 was £339,968.00. The spending as at 31 March was £250,578.48. The fourth quarter of FY shows we have received additional funding which will be used in FY 22/23; which was of course not known about when the budget for 21/22 was actually set. The bank closing balance was at £457,778.69. which is very healthy and roughly £60k up on the previous year closing balance; which could be shown to be the effect of £50K TVF Grant and the Lottery funding which will be of course spent in this FY. The first quarter report will be given in September 2022 after the recess. We will also be parting with £100K later in the year for the devolution of the car park.

- e. Appointing Accountant

The Clerk advised the Council they would need to appoint an Accountant as per the IA advice on appointing Accountant to approve the accounts changing from Receipts and Payments system to Income and Expenditure system so we can get accounts (IA) audited in June then sent to External Auditor in July; once all cleared.

RESOLVED. The Clerk would appoint Mr White at his stated rate and travelling expenses.

- f. Mayors Allowance 2022/23

The mayor was granted £1000 at the start of the year.
NOTED

- g. The Clerk reported the Clerk's laptop was now not functioning and needing replacing. The old machine was only suitable for disposal.

RESOLVED. The Clerk will instruct the Council IT Adviser to replace the machine and transfer data in June 22.

TC.12 Plain An Gwarry

Two applications were received to use the Plain an Gwarry, one from Pendeen Silver Band 11 and 31 July / 8 and 22 August 2022 and one from the Lafrowda Festival (20 July 2022).

RESOLVED. The Town Council granted them permission.

TC.13 Correspondence

The Town Council discussed:

Invasive species concern which draws a lot of discussion about what land owners were doing to control it.

The sale of Pendeen Woodland ([link here](#)) The Council is discussing its purchase at this stage but felt other community groups should be made aware of the sale. The Climate Action Group may wish to discuss it at their next meeting.

TC.14 Cornwall Councillor's Report

Cornwall Councillor Brian Clemens' report is shown below.

On Wednesday, 25th May, 2022, there will be an Open Day at Age Concern, St. Just to seek comments from the public and other partners in the area to assist in the Community Hub that is being established in the town.

It is pleasing to see that refugees from the Ukraine have begun to arrive and are settling into our schools and our community. I am sure you would all join me in thanking all the many people across the County who have made this possible.

I have located two cars at the Car Park at Lafrowda and one van at the Car Park in Pendeen and would like to thank Tri-Officer Andy Martin and PCSO Andy Tonkin for their swift actions in reporting these to the DVLA.

I have a meeting this week with Andy Jory, the Officer in charge of the sale of the Outdoor Centre at Carnyorth to discuss the process and to add to this I have been doing some research on how other parts of the U.K. have approached the issue along with how they have overcome the situation and to gauge how Cornwall Council compare. To say we have fallen short would be an understatement.

Since we last met, the Council has been involved in setting up a Youth Council for Cornwall and I have to say that the launch, two Saturdays back, was without doubt the best meeting I have attended at the Big Shed. The young people present were an inspiration.

On the back of this, I, along with my colleagues on the Scrutiny Committee, have become Councillor Advocates for the Youth Council, something I am proud to be associated with and relish the opportunity to work with these bright, intelligent and forthright young people.

The Network Panel will meet this Thursday at 7.00 p.m. at St. John's Hall, Penzance and there will be a link to join on teams for those who wish to join remotely.

The agenda has been cut to allow time to discuss some very contentious issues like the transport fiasco we have with the buses.

TC.15 Information Items and Matters to Report

The Town Council were informed of the potential sale of Carnyorth Centre this evening. The mayor requested the support of the Council to do all that was possible to save it from being sold off for holiday accommodation.

RESOLVED. The Town Council resolved to support the mayor in whatever was needed; such as raising it at the next Community Network meeting and raising the issue with Cornwall Council.

The Clerk informed Councillors that Pendeen Outreach had been in contact to offer equipment to the Council. However, the Council felt they could not make full use of the equipment; but thanked the community group for their offer.

The Council would be promoting its Grass Cutting Specification and felt it would be better to use the Outreach Magazine rather than the local newspaper along with its own website and direct contact with its two contractors. To do so would need the Council to suspend its financial regulations and standing Orders.

RESOLVED. The Town Council would suspend its Financial Regulations and Standing Orders to use the Outreach Magazine to promote the specification.

TC.16 Meeting Dates for 2022/23

The dates for Council meetings for the next 12 months were circulated before the meeting.

RESOLVED. The Town Council agreed the meeting schedule which would be placed on its website.

TC.17 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.18 Insurance

The insurance renewal is due on 1 June 2022 the Council has already taken the option for a 5-year LTA premium to obtain greater value than a one-year option would cost for a year standard premium. Zurich Municipal last year's cost was £1878.88: this year it is £1,947.75.

To be Noted for payment.

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TC.19 Closed Churchyard Grass Cutting

The Clerk informed the Council the 22/23 contract had been received from Cornwall Council for £242 and sought permission to accept and respond back by returning the signed contract.

RESOLVED. The Town Council agreed the Clerk to sign the contract and return to Cornwall Council.

TC.20 Report of the Staffing Committee

The Town Council discussed the Organisational Review Report and the Recommendation 2. The Chairman of Staffing reporting that the Clerk had met all the requirements to obtain one increment point for holding CILCA effected from 1 April 2022 to move to SCP 39.

RESOLVED. The Town Council agreed the Clerk advancement on holding CILCA.

The meeting closed at 9.10pm

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Chairman's signature _____ Date _____