

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in the Library, St Just, on Monday 20 June 2022 at 7.00 pm.

Present

Sue James Mayor
Daisy Gibbs Deputy Mayor

Councillors

Kevin Casley
Martin Cavell
Brian Clemens
Robert Chadder

Cas Leo (Clerk)

TC.21 Public Address at Council Meetings

Judith Summers CIL item.
Lyla Byrne Climate Change items.

TC.22 Apologies for Absence

Farmer Morris Jessica Morris
Fynn Tucker Chris Denley

TC.23 Declarations of Interest

Sue James Skateboard Park (CIL item).
Daisy Gibbs Nancherrow Centre (CIL item).

TC.24 Dispensations

None.

TC.25 Minutes

RESOLVED: That, the Town Mayor signs as a true and accurate record the Minutes of the Annual Meeting of the Town Council held on 16 May 2022 with change made to CIL item for clarity.

TC.26 Matters Arising

None.

TC.27 Rule 8 of the Local Elections (Parishes and Communities) Rules 1986

The Council will consider all expressions of interest and successful applicants will be asked to observe this Council meeting and then after the meeting attend an interview with the Town Council. Successful candidates would be asked to return to the meeting on 25 July 2022 to accept their co-option on to the Council.

TC.28 CIL

James Hardy, Cornwall Council had previously suggested that the Nancherrow Centre and Skate Park could make a joint Expression of Interest to Cornwall Council under the Land's End Peninsula Community Land Trust umbrella to strengthen their bid. The Town Council heard from Judith Summers who had led on the bid. She said the joint bid complements two supporting activities for young people. Judith mentioned that Penwith area did not do very well last time Cornwall Council did this exercise. Town Council had already resolved to use its own CIL funds previously allocated reserves for the Pendeen Playpark project looking at new or replacement equipment for the park.

RESOLVED: The Town Council would support this joint bid in principle.

TC.29 Planning

a) Applications

52/22 Application: PA22/04111 – Deferred from last meeting.

Proposal: Off road parking area and associated works.

Location: 9, Victoria Row, St. Just. **(T. Cl. Objection – Town Council agrees with Highways Officer's comments).**

53/22 Application: PA22/04098

Proposal: Conversion of agricultural buildings to form four self-contained residential units.

Location: Trevedra Farm, Access track to Trevedra Farm, Sennen. **(T. Cl. No Objection).**

54/22 Application: PA22/04490

Proposal: Construction of front porch to main dwelling house.

Location: Portherras Farm, Access to Portherras Farm, Pendeen. **(T. Cl. No Objection).**

55/22 Application: PA22/03845

Proposal: Existing windows to be replaced like for like except window at rear Ground Floor to be repositioned. Also, workshop to the rear of the property to be converted to a Home Office.

Location: 5, Bosorne Road, St. Just. **(T. Cl. No Objection).**

56/22 Application: PA22/04616

Proposal: Proposed single storey extension, porch, internal and external alterations and changes to windows, doors and roof.

Location: Kitticarn, Escalls Cliff, Sennen. **(T. Cl. Objection – Over-development in AONB area).**

57/22 Application: PA22/04659

Proposal: Construction of a two-storey detached dwelling and associated works.

Location: 2, Church View, St. John's Terrace, Pendeen. **(T. Cl. Defer until more information is available).**

58/22 Application: PA22/04873

Proposal: Proposed construction of a modest agricultural building and associated works.

Location: Land North of Chyvounder, Bollowal, St. Just. **(T. Cl. Objection – Wrong use of material: timber cladding preferred over the (Green) metal surrounding the building).**

59/22 Application: PA22/05212

Proposal: Alterations and extension to cottage including 1st Floor side extension to create bathroom and balcony and conversion of Ground Floor kitchen and bathroom into larger kitchen and dining area.

Location: 20, Bosorne Road, St. Just. **(T. Cl. No Objection).**

60/22 Application: PA22/05287

Proposal: Non-material amendment in relation to Decision Notice W1/07/P/0904 dated 02/10/2007 for minor alterations to fenestration, inclusion of glazed doors, alterations to porch and insertion of two roof lights.

Location: Corner House, Bosorne Road, St. Just. **(T. Cl. No Objection).**

61/22 Application: PA22/02525

Proposal: Partial demolition and construction of 20 dwelling houses and new estate road.

Location: W.T. Warren & Son, Boswedden Road, St. Just. **(St Just Town Council asks the applicant to consider withdrawal of the application to take advantage of LDA Design working with us, through Town Vitality Funding, to consider how they might develop the site more in line with our Neighbourhood Plan and the future needs and emerging vision for the Town. Further, the Planning Officer is asked to seek a Red Book valuation of the land to robustly test the Viability Assessment.**

If the applicant chooses to continue with the application, in its current form, this Town Council cannot support it but would be willing to review this opinion once all consultees have had the chance to comment and all required reports are filed).

b) Decisions

Application: PA22/03045

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

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

Application: PA22/02632

Proposal: Replacement of single storey extension link with P.V.s and an E.V. car charging point.

Location: Penrose, 1. No-Go-By Hill, Nancherrow, St. Just. **Approval** (T. Cl. No Objection).

Application: PA22/00165

Proposal: Replacement of five seasonal pitches with three static caravans for all-year- round use.

Location: Kelynack Caravan Park, Access to Green Acres, Crippas Hill, St. Just. **Approval** (T. Cl. No Objection).

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: Roosters Roost, Tregiffian, St. Buryan. **Refusal** (T. Cl. Objection).

Application: PA21/11217

Proposal: Outline Planning Permission with all matters reserved. Demolition of 4 garages and construction of a 2-bedroomed bungalow with parking.

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

Application: PA22/00712

Proposal: Rear Conservatory.

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

Application: PA22/02686

Proposal: Extending the first floor bathroom over the ground floor kitchen. Cement fibre cladding walls at first floor level with slate pitch roof.

Location: 23, Pleasant Terrace, St. Just. **Withdrawn** (T. Cl. Objection).

c) Appeals None

d) Enforcements None

e) Protocols None

TC.30 Finance

- a. Accounts for Payment £8940.55.

RESOLVED: To approve payments of £8940.55

- b. Two applications for grant support were received. The Pendeen Parish Hall and Theatre who requested £2088.08 this was discussed and approved. The Council also confirmed St Just Fun Playgroup request for £1355 which was discussed and approved.

RESOLVED: To award the two grants shown above.

- c. Letter of Thanks, Richard Gowan Lafrowda Club.

- d. Schedule of Direct Debits and Standing Orders 2022/3 was approved.

TC.31 The Carnyorth Centre

The Town Council were informed of the potential sale of Carnyorth Centre at the last meeting when the Town Council decided to apply to Cornwall Council to make Carnyorth Centre a Community Asset to stop its disposal. The Council has also now been advised to raise an Expression of Interest to acquire the asset in partnership with others to safeguard it. The Town Council have to consider whether to pause its request for the asset to be a Community Asset but have time before making the decision.

RESOLVED. The Town Council resolved to submit the Expression of Interest and if needed to pause the submitted Community Asset registering Carnyorth Centre; until more data/details are available.

TC.32 Climate Change Group (CCG)

The CCG Chair and Lyla Byrne updated the Council on the current activities. The CCG had identified three sites for tree planting at a cost of £2350 but had to gain Cornwall Council permission for one of the sites. It needs to establish the exact ownership at Carn Bosavern which if they need assistance the Clerk could help. The tree planting is for several months ahead. They plan to advertise the planting sessions.

A sustainable Pendeen event is taking place on 9 July 2022.

The CCG plan to install water butts around the library and will be looking at costings. All costs will come from the CCG budget for 22/23.

TC.33 Correspondence

The Town Council discussed:

A Parish Council email on Housing. The Town Council agreed to support the Parish Council in its future challenge.

CALC briefing event 23 June 22 on Event Safety and Emergency Planning, noted but Councillors were not going to attend on this occasion.

AONB Plan 2022-27 (Cornwall Council), noted.

DMMO Consultation Byways Bosvargus (Cornwall Council) the Council had no information to add to this item.

Beach PSPO (Cornwall Council) noted with the understanding that Councillors should only comment on their own parish area.

NALC Newsletter mentioned Beacon certificates are available in connection with the Queens Platinum Jubilee Beacons event. Robert Chadder and Kevin Casley helped at the St Just event along with many other volunteers. Clerk will look into it. There was also a lantern event.

Daisy Gibbs planned to submit a request to use the Plain an Gwarry at the next meeting.

West Penwith Community Network Panel were capturing local issues with public transport councillors. If Councillors wanted any details passed on, to share them with the Clerk on the form previously shared.

TC.34 Cornwall Councillor's Report

Cornwall Councillor Brian Clemens' report is shown below.

I will keep my report brief as many of the topics will be covered in the meeting this evening,

That said, I will draw your attention to the local press and the news that Cornwall Council have announced that due to rising construction costs, many projects will have to be reviewed and may not be fulfilled,

This has already had an impact on the A3071 scheme with no compulsory purchase orders being made and the scheme which was financed nearly four years ago may have to be less than envisaged at the time. As always, I will keep you informed and will do all I can to ensure that the most important

aspects are not compromised, to ensure the scheme delivers the most important aspects of the scheme.

I, along with all the Chairs and Deputy Chairs will meet with Simon Mould of Cornwall Council to discuss the proposals for the Network Panels going forward which will give us the chance to make our respective points, After this meeting, you as local members will have your opportunity to make your points that may affect the outcome of the review.

I have spent the weekend trying to get the facts regarding the Outdoor Centre at Carnyorth as some things that have been said do not seem to be exactly right and I feel we need to concentrate on the facts before we can make an informed decision on which way we can move forward with any valid proposal that we commit this Council to.

TC.35 Information Items and Matters to Report

None

TC.36 TVF

The Mayor gave an update on the TVF project and activities taking place this week around the town. The hiring of the Knut for workshops was approved by the Council.

Knut invoice to be Noted for payment.

TC.37 Pendeen Play Park

An email with the inspection report has been shared with Councillors. It was noted the work to get equipment back to an acceptable level requires a Specialist Play Equipment Contractor to carry out the work. The Council would approach the Specialist Contractor who supplied the original equipment to see when parts of the report can be actioned, some equipment shortfalls cannot be addressed and advice would be sought. The Council have reserved a sum in the budget to ensure work is done and Town Council CIL funding was suggested for this site to have additional items.

Stephen Woodd Kompan would be meeting Clerk/Councillors at Pendeen Playpark at 1pm on 23 June 22 to discuss options at the park.

RESOLVED: To act upon the report/suggestions of Stephen Woodd Kompan and to also have Contractor remove the swing with missing seat fasteners from the frame.

TC.38 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.39 Devolution of Car Parks and Toilets

With a view to having devolution completed quickly and ready for 1 September 2022, the only workable solution to obtain a cleaner contractor to clean the Toilets is to enter a Service Level Agreement (SLA) with Cormac, the existing contractor. If the Town Council were having the toilets devolved to them on 1 September 2022, they would need this in place. The Council had received the costings by email and agreed for the Clerk to obtain the SLA from Cormac.

Cornwall Council would still need to devolve the assets in a good state for the same date along with the car parks which would require a parking order to transfer on the same date.

RESOLVED: the Clerk to obtain a Service Level Agreement from Cormac. The Clerk to let the Town Council's Solicitor have this SLA and a draft Parking Order to check before actioning.

TC.40 Report of the Staffing Committee

The Committee had discussed the re-opening of the library to clubs and groups and given the current low incidents of coronavirus recommended the clubs resume. The library could re-open immediately to all its club users and community group activities. If the Staffing Committee agree the risk to staff is now regarded as low, Library staff would be happy for this to happen. The Chair confirmed he had spoken to staff and the Committee agreed to take this recommendation to Full Council.

To consider and discuss the Organisation Review Report on the recommendation on recruiting for the Deputy Clerk Role. The Committee agreed to put the advert on its website and noticeboards and on CALC website and all interested parties could obtain details from the Town Council website such as Job Description, Person Specification and Application Form. The advert was designed to recruit one or two individuals.

All staff could return to their pre covid working pattern in the library after the decision is agreed by Full Council on 20 June 22 and communicated to all staff after the Full Council meeting. If the Staffing Committee recommends it and the Council agrees, Clerk will work from home on Thursdays the Senior Admin Officer (Shirley on Tuesdays) which sits with Recommendation 24 of the Organisational Report.

The Business Support Officer is studying the Level 2 course and it is hoped that the Committee would recommend a movement of one pay point if she is successful as an incentive.

RESOLVED. The Town Council agreed all the Staffing Committee's recommendations.

TC 41 Grass Cutting & Maintenance 2022-25 Contract

The Council considered all Tenders submitted. It was decided that CGS the current contractor has successfully tendered again for the new contract; full details were shared by email to Councillors.

A Full Council resolution would be needed.

The meeting closed at 9.25pm

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Chairman's

signature_____Date_____