

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

Present

Sue James Mayor

Councillors

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

Cas Leo (Clerk)

TC.55 Public Address at Council Meetings

Pre-Planning Application Mr T. & W. Olds (Olds Garages) Fore Street, St Just. Drawings would be supplied by Mr Olds to forward to Councillors not present.

Planning PA22/05342 Harvey Thomas, Bollowal Farm, St Just.

Mr Gerry Gee attended reference Telephone Box Portherras – Community Library/AED Heart.

TC.56 Apologies for Absence

Chris Denley and Daisy Gibbs

TC.57 Declarations of Interest

None.

TC.58 Dispensations

None.

TC.59 Minutes

RESOLVED: That, the Town Mayor signs as a true and accurate record of the Minutes of the Town Council held on 30 June 2022.

TC.60 Matters Arising

None.

TC.61 Rule 8 of the Local Elections (Parishes and Communities) Rules 1986

The Town Council have held a selection process involving an interview. The successful candidate Mr John Swarbrooke has been invited to become a Councillor and he has accepted the co-option on to the Council; and will complete his acceptance form next week.

TC.62 Plain an Gwarry

The Town Council had received an application from Chris Gardener (Shallal) for 16 and 23 September 22.

RESOLVED: Town Council approved the request to use the venue.

TC.63 Planning

a) **Applications**

62/22 Application: PA22/05342

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). The Public speaker made his comments in support of the application.**

63/22 Application: PA22/05162

Proposal: Householder Application to install replacement of existing conservatory onto existing base,

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

64/22 Application: PA22/05663

Proposal: Construction of extensions and alterations.

Location: Seaward Barn, Access track to Crudder Meadow, Lower Boscaswell. Pendeen. **(T. Cl. Objection – Overdevelopment on site noting also WHS comments).**

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. No Objection).**

65/22 Application: PA22/05715

Proposal: Construction of Ground Floor side extension.

Location: 14, Old Foundry Close, Nancherrow, St. Just. **(T. Cl. Objection – Overdevelopment on site, concerns on historical wall which needs protection and all taking place close to substation).**

66/22 Application: PA22/06029
Proposal: Construction of replacement extensions, porch and associated works.
Location: 3, Church Road, Pendeen **(T. Cl. No Objection).**

67/22 Application: PA22/06030
Proposal: Listed Building Consent for construction of replacement extensions, porch and associated works.
Location: 3, Church Road, Pendeen **(T. Cl. No Objection).**

68/22 Application: PA22/05524
Proposal: Demolition and replacement of existing front and rear extensions.
Location: 50 Access to Valley View and front of 7-40 Carn Bosavern, St. Just.
(T. Cl. Objection – Overdevelopment on site: over use of glass will impact on dark sky).

69/22 Application: PA22/05764
Proposal: Extension of previously approved (PA20/09653) Incidental Use Building to Main Dwellinghouse and associated works.
Location: Seaward Barn, Access track to Crudder Meadow, Lower Boscaswell, Pendeen. **(T. Cl. Objection – Overdevelopment on site of historical building).**

70/22 Application: PA22/05616
Proposal: Replacement rear outbuilding.
Location: 6 Cape Terrace, Cape Cornwall Street, St. Just. **(T. Cl. No Objection).**

71/22 Application: PA22/05455
Proposal: Proposed re-design of porch as approved under PA19/02035, new stone-faced boundary walling, insertion of new roof lights and replacement windows.
Location: Tor Barn, Higher Bojewyan, Pendeen. **(T. Cl. No Objection).**

37/22 Application: PA22/02665 (Revised)
Proposal: Alterations and extension to two-storey building.
Location: 4, Boswedden Terrace, Wheal Penty, Road between Cape Cornwall Street and Upper Praze, St. Just. **(T. Cl. Objection – wrong use of materials such as red brick in the construction).**

b) Decisions

Application: PA22/02024
Proposal: Adaption and re-use of an existing residential annexe with attached garage to create a new two-bedroom home.
Location: Higher Carnyorth Farm, Carnyorth, St. Just. **Approval (T. Cl. No Objection).**

Application: PA21/11101

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

Location: Barn S.E of Wheal Do Um, Trewellard, Pendeen.. **Withdrawn** (T. Cl. No Objection).

Application: PA22/03259

Proposal: Erection of 4 stables and a tack room at Hillside Farm.

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

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

Application: PA22/04111

Proposal: Off-road parking area and associated works.

Location: 9, Victoria Row, St. Just. **Refusal** (T. Cl. Agree with Planning Officer's comments).

Application: PA22/03769

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

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

Application: PA22/04490

Proposal: Construction of front porch to main dwellinghouse.

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

Application: PA22/03845

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

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

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 light.

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

c) **Appeals**

APP/D0840/W/22/3293143

PA21/09335

Conversion of existing building to form one dwelling.
Land and Building at Enys Cottages, Pendeen – Refused.

d) **Enforcements** None

e) **Protocols** None

TC.64 Finance

- a. Accounts for Payment £17,973.42 after two amendments.
RESOLVED: To approve payments of £17,973.42.
- b. No Grant Aid applications.
- c. Letter of thanks, none.
- d. Audit Report was circulated before the meeting and noted with no outstanding actions for FY 21/22.

- e. The Council confirmed that we would use their existing contractor who had provided detailed costings on two Christmas Trees and the operation to collect and place them in the two sites for December 2022.

TC.65 The Carnyorth Centre

The Council has also now been advised its Expression of Interest to acquire the asset in partnership with others to safeguard the provision has now made it to the next stage of the process. (Part 2 will completed by 26 August 2022). The Town Council have not formally been told yet and the Clerk was asked to contact the agent to see when they will receive further correspondence. Once the Council receives the paperwork for phase 2 it could approach Andy Barclay for guidance on specific subjects.

RESOLVED. The Clerk will contact the agent and let the Council know the outcome. Mr Barclay may be invited to assist the bid process with the partnership.

TC.66 Correspondence

The Town Council discussed:

Modification of Map Rights of Way x 2 WCA 694/5. The Council made **No comment, but noted the 2 items.**

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Chairman's initials _____

A3071 Scheme 1 B3306 junction to Land's End. An email letter was circulated to Councillors from Stuart Gallaway, Cormac on the design layout without a footpath because of space limitation which the Council discussed at length. The Council felt a footway was critical for safety and should be included in the design.

RESOLVED. The Clerk will contact Mr Gallaway and let him know the Council's view.

TC.67 Cornwall Councillor Brian Clemens' Report

I will start my report with an update on the Carnyorth Centre as I imagine this will be foremost in many people's minds. On Wednesday of last week, along with James Hardy, I had a meeting with Lucy Snell, Andy Jory and Graham Potter the officers concerned with the disposal of the three centres across the county.

They were pleasantly surprised at the level of interest shown in the site at Carnyorth and quality of outdoor activity providers that have shown an interest in taking over the site.

Obviously, they cannot disclose the names of any of these companies but have also advised some of the interested parties that their ideas do not at this stage fit with the brief given by Cabinet around the disposal of the centres and would need planning approval.

I will leave you to draw your own conclusions on that.

As the outdoor centre at Porthpean devolution is further down the line and the format they used there has been seen as a fair and easy to control format, the Carnyorth bid will be handled along the same lines.

The next step will be to select those expressions worthy of going forward to the next stage of consideration which will take place on Friday the 26th of August. I asked the obvious question which was had the Town council bid stood up to scrutiny and would that bid go forward to the next round. The answer. I am glad to say. is yes it did pass inspection?

I also asked if the devolution bid was considered worthy to which Graham Potter responded that this would need to be considered by those above his department as it would change a Cabinet recommendation.

Unfortunately, Scott Sharples was unable to attend due to other work commitments but conversations have and will continue to be had around the bid by this Council.

The Council and its partners now will have to prepare a full business case for scrutiny in mid to late September.

I will speak with James Hardy and ask him to suggest a meeting with all interested parties as soon as he can.

The West Penwith Network Panel met on Thursday of last week. I will leave one of those present to give a report, but would like to advise you that the next meeting on Thursday the 15th of September will be the AGM and we will also have a presentation on the shared prosperity fund announced by Cabinet last week much of which will be used under the new proposals for the CAPs as

they will be known which stands for Community Action Panels as opposed to the CNP. Also, we hope to have a presentation by the planning enforcement team as I, like many of my fellow Members, have had many complaints around enforcement.

On Wednesday of this week, I, along with other Chairs and Vice Chairs will attend a workshop to plan how we progress with the panels and we will also have to agree the makeup of the areas of the CAPs.

TC.68 Information Items and Matters to Report

Brian Clemens requested that the subject of CCTV is on the next agenda.

Cornwall Council is planning to propose a new Mayor of Cornwall and this item will be on the next agenda: correspondence has been shared with Councillors.

Telephone Box Portherras Villas– Community Library/AED Heart.

A request had been submitted by the Residents of Portherras to adopt a telephone box which BT had given to Community Heartbeat Trust (CHT) 7 years ago which has remained empty. They would be prepared to donate to St Just Town Council. Residents were hoping to use it for a Community Library. Councillors thought it should be both a home for AED and a Community Library. Brian Clemens offered material for its refurbishment by the Portherras group and highlighted the need at this location for an AED and the Council would look at funding one.

RESOLVED. The Clerk will contact the CHT and discuss the Council's plans.

TC.69 TVF

The Mayor gave an update on the TVF project. The report Community Consultation and Vision Update July 22 from LDA Design had been circulated to Councillors and the work was still progressing. LDA Design have been speaking to business/developers to capture further information. Councillors had commented that they could establish the comments given in June had been shown in the document from all including young people from the June events like drop-in sessions and workshops.

TC.70 Devolution of Car Parks and Toilets

The Clerk has sent the Parking Order to the Town Council's Solicitor and is still awaiting their recommendations, the current solicitor is handing over to a new solicitor this week on leaving the practice. The amendment Heads of Terms for the devolution were circulated with meeting paperwork and shared with new solicitor as requested. The Town Council is also required to issue a Parking Notice which Councillors have received by email with other meeting paperwork and is shown below.

The St Just in Penwith Town Council (Off Street Parking Places)
Notice is hereby given that St Just in Penwith Town Council made the above Order on 25 July 2022, under Section 35 (1) of the Road Traffic Regulation Act 1984, and in accordance with Section 9 of the Act.
This Notice is intended to provide an indication of the Orders provisions for:
Lafrowda, St Just
St Johns Terrace, Pendeen

The order will come into effect as of 1 September 2022
Any person who wishes to question the validity of this order or any provisions contained therein on the grounds that it is not within the relevant powers of the Road Traffic Regulation Act 1984, or that any instrument made under the Act has not been complied with, that person, within six weeks from the date on which the order is made, apply for that purpose to the High Court.

C. E. Leo – Town Clerk
St Just in Penwith Town Council

Cornwall Council still plan to devolve the toilets the Town Council require them to be in a good state for the same date along with the car parks on 1 September 22. The toilets have remained closed and at times uncleaned and this has impacted on residents and visitors. The Town Council had received the costings up to 31 March 23 by email and agreed for the Clerk to obtain the Service Level Agreement (SLA) from Cormac who have yet to produce it; despite repeated requests from the Town Council and Cornwall Council to have it ready for this evening's meeting.

If the Town Council were having the toilets devolved to them on 1 September 2022, they would need plenty of time to review and approve the SLA. The Clerk has pointed out to the Town Council that if this is not received shortly then this would impact on the Town Council's ability to take on the toilets in their current state without sight of SLA to examine its clauses etc: before it could be agreed. A possible solution would be to take the Car Parks over but delay the Toilets by a month if it became critical and to ensure they are handed over in good condition with cleaners in place. The Town Council are still keen to have devolution completed for 1 September 2022, but the Clerk has highlighted the above concerns to the council.

RESOLVED: The Town Council approved the amendment Heads of Terms. The Clerk is to obtain a Service Level Agreement from Cormac. The Clerk to dispute the 21/22 contributions of £23,227 to keep the toilets open/clean/free by 50%. To publish the Car Park, Notice and display it in both Car Parks and the Town Council website. Obtain the Car Park Order.

TC.71 Dark Sky Area - Signs

Part of process to retain Dark Sky status is to show the status on road signs.

The West Penwith Section of Cornwall AONB was awarded International Dark Sky Park Designation, last December. To keep this designation, they have to

report annually and fulfil certain criteria. One they are struggling to meet is to: provide a photo of an erected sign with your respective International Dark Sky Place label upon it. Councillors would be supportive of adding an approved symbol to existing entry points to the Town or other parish locations. The item would come back when more details are available in the next financial year.

TC.72 Mayors Sunday

The Mayor outlined proposals for Mayor's Sunday to take place at St Just Church on 18th September 22. The morning service to take place at 11.00am on that day. The mayor is hoping to support the Nancherrow Project and Lafrowda with a collection box in the Church on the day. Members of community groups and Mayors/Chairs from the Penwith Community Network will be invited to assemble at the Town Hall and proceed together to the church returning for refreshments.

TC.73 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.74 Report of the Staffing Committee Chair

The recommendation on appointing for the Deputy Clerk Role after the recruitment and selection process was presented to the full council. The Staffing Committee recommended to appoint Hester Hunt to the part-time role from 1 September 2022

RESOLVED. The Town Council agreed to the Staffing Committee's recommendation to appoint.

The meeting closed at 9.20pm