

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in the Library, St Just, on Monday 5 September 2022 at 7.00 pm.

Present

Sue James Mayor  
Daisy Gibbs Deputy Mayor

Councillors

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

Cas Leo (Clerk)  
Hester Hunt (Deputy Clerk)

TC.75 Public Address at Council Meetings

Planning PA22/07278 Farmer Morris  
Planning PA22/06614 Rosa Payne  
Planning PA22/06614 Richard Marsden  
Holly Whitelaw on Climate Change Group subjects and Community Winter Wellbeing topic.

TC.76 Apologies for Absence

Chris Denley, Fynn Tucker and John Swarbrooke

TC.77 Declarations of Interest

Planning PA22/07278 Farmer Morris and Jessica Morris.  
Finance invoice list Brian Clemens.

TC.78 Dispensations

Farmer Morris.

TC.79 Minutes

**RESOLVED:** That, the Town Mayor signs as a true and accurate record the Minutes of the Town Council held on 25 July 2022.

TC.80 Matters Arising

None.

TC.81 Rule 8 of the Local Elections (Parishes and Communities) Rules 1986

The Town Council have invited two candidates to the selection process involving an interview later in this meeting. The successful candidate will be invited to become a Councillor at the next meeting on 3 October 2022 and will complete their acceptance form at that meeting.

TC.82 Introduction of new Staff Member Hester Hunt

Hester the new Deputy Clerk introduced herself to Councillors and said she was looking forward to her new role with the council.

TC.83 Planning

72/22 **Application:** PA22/06103

**Proposal:** Installation of a septic tank with associated drainage field/soakaway for the disposal of waste water and sewage from toilets and new shower block within Pendeen Rovers Clubhouse building.

**Location:** Borlaze Park, Calartha Road, Pendeen. **(T. CI. No Objection)**

73/22 **Application:** PA22/06417

**Proposal:** Replacement cattle shed.

**Location:** Higher Bojewyan Farm, Higher Bojewyan, Pendeen **(T. CI. No Objection)**

74/22 **Application:** PA22/06678

**Proposal:** Application for non-material amendment to PA22/01874 for a detached residential dwelling, namely: 1) Reduction in size to gable window and fixed shut. 2) Provide rooflights in master bedroom to provide ventilation. 3) Reduce size of rear window to accommodate stairs. 4) Increase thickness of roof to 300mm to accommodate additional insulation.

**Location:** Land East of 5, Carn Ros, Carn Ros, Lower Boscaswell, St. Just.

**Cornwall Council have given their Approval on this application – See Decisions. Noted By the Town Council.**

75/22 **Application:** PA22/06614

**Proposal:** Conversion of barn to single dwelling.

**Location:** Barn North of Higher Numphra, Numphra, St. Just. **(T. CI. Support the application on its environmental merits).**

76/22 **Application:** PA22/06696

**Proposal:** Renovation and alteration of stone building, demolition of extension to that building, and construction of a replacement extension.

**Location:** Trelowan, Botallack, St. Just. **(T. CI. No Objection)**

77/22 **Application:** PA22/07248

**Proposal:** New windows/doors. Change of window to doors and insertion of rooflights.

**Location:** Coach House Cottage, West Place, St. Just. **(T. CI. No Objection)**

- 78/22 Application:** PA22/07238  
**Proposal:** Construction of 2 No. energy efficient family homes  
**Location:** Carn Ros Farmhouse, Boscaswell Road, Lower Boscaswell, Pendeen. **(T. Cl. No Objection)**
- 79/22 Application:** PA22/06913  
**Proposal:** Proposed annexe and annexe/studio building.  
**Location:** Guide Light Cottage, 38, Boscaswell Village, Pendeen. **(T. Cl. No Objection)**
- 80/22 Application:** PA22/07148  
**Proposal:** Extension of domestic curtilage and construction of a double garage.  
**Location:** 1, Gews Farm Way, St. Just. **(T. Cl. No Objection)**
- 81/22 Application:** PA22/07308  
**Proposal:** Construction of Agricultural Barn.  
**Location:** North of the Old Piggery, Boswedden Vean, St. Just. **(T. Cl. No Objection)**
- 82/22 Application:** PA22/06897  
**Proposal:** Replacement of rear single-storey extension to provide utility area, dining area and sitting area.  
**Location:** 15, The Turnpike, Tregeseal, St. Just. **(T. Cl. No Objection)**
- 83/22 Application:** PA22/07114  
**Proposal:** Proposed extension.  
**Location:** Bosvargus Barn, New Road, Tregeseal, St. Just. **(T. Cl. No Objection)**
- 84/22 Application:** PA22/07278  
**Proposal:** Demolition of bungalow and garage and construction of 5 houses.  
**Location:** Telemachus, St. John's Terrace, Pendeen. **(T. Cl. No Objection)**
- 85/22 Application:** PA22/07493  
**Proposal:** Single storey extensions and alterations.  
**Location:** Favonian, 19Carrallack Terrace, St. Just. **(T. Cl. No Objection)**
- (Robert Chadder out of room and took no part in this item)
- 86/22 Application:** PA22/07133  
**Proposal:** Construction of annexe to The Forge built as extension of existing outbuilding over demolished single car garage footprint.  
**Location:** The Forge, Road from Cape Cornwall Road to Cape Cornwall, St. Just. **(T. Cl. Strong Objection, the wrong use of material; black cladding, major changes on plot and possible infringements to the footpath).**
- 87/22 Application:** PA22/07626  
**Proposal:** Installation of dormer window, internal alterations and associated works.  
**Location:** 1, Chapel Road, St. Just. **(T. Cl. No Objection)**

**88/22 Application:** PA22/07721

**Proposal:** Black painted steel balcony with timber decking and glass balusters with stainless steel posts accessed via external black painted steel spiral staircase to rear of property.

**Location:** Trewinnel, Boscaswell Road, Lower Boscaswell, Pendeen. **(T. Cl. Objection, the wrong use of material, black steel).**

**89/22 Application:** PA22/06692

**Proposal:** Conversion and extension of office and part of store to form ancillary residential accommodation with associated works.

**Location:** Unit west of Highfield, Nancherrow, St. Just. **(T. Cl. No Objection)**

**b) Decisions**

**Application:** PA22/06029

**Proposal:** Construction of replacement extensions, porch and associated works.

**Location:** 3, Church Road, Pendeen. **Withdrawn** (T. Cl. No Objection).

**Application:** PA22/06029

**Proposal:** Listed Building Consent for construction of replacement extensions, porch and associated works.

**Location:** 3, Church Road, Pendeen. **Withdrawn** (T. Cl. No Objection).

**Application:** PA22/06678

**Proposal:** Application for non-material amendment to PA22/01874 for a detached residential dwelling namely:

1. Reduction in size to gable window and fixed shut.
2. Provide rooflights in master bedroom to provide ventilation.
3. Reduce size of rear window to accommodate stairs.
4. Increase thickness of roof to 300mm to accommodate additional insulation.

**Location:** Land East of 5, Carn Ros, Lower Boscaswell, Pendeen. **Approval**

(Decided by Cornwall Council before consultation with Town Council).

**c) Appeals**

**d) Enforcements** None

**e) Protocols**

**82/22 Application:** PA22/05715

**Proposal:** Construction of Ground Floor side extension.

**Location:** 14, Old Foundry Close, Nancherrow, St. Just.

Thank you for the Parish Council response to the above proposal which I have set out below:

St Just in Penwith Town Council (26 July 2022) "Objection - Overdevelopment on site, concerns on historical wall which needs protection and all taking place close to substation."

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 approval of the application. Under these circumstances, please can you confirm that on this occasion we may agree to disagree? If I do not hear from you within the next 5 working days, I will assume that this is the case. The reasons why I am recommending approval are: Regarding the historic boundary wall, the proposal intends to incorporate the wall into the gable wall of the extension. The agent has confirmed that the wall immediately local to the proposed extension will be taken down in order to form a new foundation and build the new external gable wall in cavity block. The wall will then be re-built to the existing height, using the existing stone to face the new gable wall. The stone wall to the front and rear of the extension will remain intact. The following condition will be attached to ensure the wall is safeguarded.

### **Agree to disagree.**

#### TC.84 Finance

Accounts for Payment £1,979.53. (Brian Clemens left the room and took no part in this item)

- a. **RESOLVED:** To approve payments of £1,979.53.
- b. One Grant Aid Application for Cape Cornwall Table Tennis Club was approved for £764. The second application for Nets & Edges Table Tennis Club who had an award last year **was not approved and they were advised to seek other funding sources or re-apply in six months.**
- c. Letter of thanks received from Pendeen Parish Hall & Theatre.
- d. Purchase of laptop for new post Deputy Clerk was agreed.
- e. All Councils were offered the option to opt out the government External Auditor System and commission their own approved External Auditor; it was noted but will not be taken up.
- f. WBF Funding was received; the email shared with Councillors.
- g. Quarterly Report 1 April – 30 June 2022 **was noted.**

The first quarter report covers 1 April – 30 June 22. The second quarter report will be due in the end of October/early November 2022.

St Just Town Council opening balance on 1<sup>st</sup> April was £457,627.58.00 (which included £48.89 petty cash and £457,778.69 in the two bank accounts). The Council's budget for 2022/23 is £356,668.00. The spending as at 30 June was £57,513.09. The first quarter does not give any cause for concern and is never really a good indicator anyway of trends. The next quarter gives a view at the half way stage and is a better marker. We know all expenditure is rising due to the economic downturn and the increase in energy prices.

- Petty Cash is used for very minor items from cleaning products to engraving Mayor's chain.
- National Lottery Budget (Climate Change) – No expenditure incurred this FY so far It can only be used for Bid listed items.
- The Council has also received £47,950.00 in last FY the Bank account due to be spent in Quarter 2. The WBF reimbursement was received in Quarter 2.

Banking Reconciliation:

To 30<sup>th</sup> June 2022 the bank reconciliation is good and all figures are correct and signed off by the two Councillors given this task.

Projects:

We have income streams mentioned such as Town Vitality Fund, and the Welcome Back Fund which will be finalised financially in Quarter 2. The Council has budgeted for different projects over the years and have reserve funds for potential work like Pendeen Playpark and the Plain an Gwarry which will be focused upon once we have completed the Devolution Programme. We have £2,861 CIL funds this FY and they have been lined up for Pendeen Playpark work.

The Council's 2<sup>nd</sup> instalment of the precept from Cornwall Council is due this month.

TC.85 The Carnyorth Centre

The Council has not received any news to date but are awaiting news next week.

TC.86 Correspondence

The Town Council discussed:

Good Growth Funding (GGF)/Shared Prosperity Fund (SPF) presentation was held and slides shared and a further presentation was planned for Friday 9<sup>th</sup> September. More information should be available by the next meeting on how the Council may access the opportunity to obtain funding. Penwith Moors (SSSI) email dated 22/8/22. Invite to meet Cormac Event for all Councils which the Clerk will be attending. The Department for Culture Media and Sport (DCMS) has recently launched a consultation regarding Short Term Holiday Lets. Sue James explained that it was aimed more about gathering evidence from those directly involved in Short Term Holiday Lets than general comments.

TC.87 Community Winter Wellbeing

Discussion took place on recent development. The community sector is leading on preparing for Autumn/Winter challenges especially the cost-of-living crisis. Annette Eatock has sent email to Councils about treating the crisis on the

same basis as Covid. One idea is “warmth banks” if suitable buildings could open their doors to help provide warm spaces. Crowdfunder are asking second homeowners to donate £400 back to them to use to support those in need. LiveWest are looking at ways to support their housing residents. Carn Bosavern have gained sponsorship to provide veg boxes from LiveWest. Food banks may be able to offer topping up prepaid meters for those struggling. A summit was taking place at Penryn on “turning the tide” this week. The possible use of a Daisy Chain to identify vulnerable people and provide care packets.

#### TC.88 Information Items and Matters to Report

The Clerk mentioned the CALC training plan for Councillors would be sent out next week.

The Clerk gave a reminder to Councillors that nominations for awards need to be made at 3 October 2022 meeting for:

Citizen of the Year. Junior Citizen of the Year. Achievement in Sport Award. Community Group Award.

#### TC.89 Telephone Box Portherras Villas– Community Library/AED Heart.

Option 1 of the choices available was selected which will see the Town Council commission an AED for this Telephone Box.

**RESOLVED. The Clerk will contact the CHT and commission Option 1.**

#### TC.90 TVF

The mayor gave a quick update on the TVF project, the report is still awaited. Rumours that Green Lanes which restricted cars going to beauty spots were not correct and causing some people concern. The Clerk mentioned he had a statement on the expenditure to date.

#### TC.91 Devolution of Car Parks and Toilets

The Town Council were keen to have devolution completed for 1 September 2022, but the toilets were not in a good and fit working condition to transfer over. Cornwall Council have new equipment on order. It is hoped that a meeting with Cornwall Council/Cormac/Town Council could be arranged through James Hardy to address the issues and have the transfer completed in the next few months with the toilets fully working.

### TC.92 Mayor for Cornwall; Consider Possible Motion

Correspondence went to Councillors in July 22 and the suggested motion was considered.

That motion is below:

“St Just Town Council believes that the way Cornwall is governed is extremely important to our local residents. We note the emerging proposals for a possible change to a powerful Mayor of Cornwall with their own staff, budget and choice of Cabinet. We believe that such a system should only be implemented if the people of Cornwall support it. We call on Cornwall Council and our local Cornwall Councillors to ensure that there is a referendum of all voters in Cornwall on whether to introduce this significant change, as set out in the relevant legislation.”

Councillors discussed the above subject and discussed the motion.

**RESOLVED:** The Town Council approved the motion above and asked it to be sent to the member, leader and chair of Cornwall Council.

### TC.93 Mayors' Sunday

The Mayor outlined proposals for Mayor's Sunday to take place at St. Just Church on 18<sup>th</sup> 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 have been invited to assemble at the Town Hall and proceed together to the church led by Marna playing music; returning for refreshments. Over sixty people are expected.

### TC.94 Climate Change Group

An update from Chair of CCG was given following their recent meeting including:

Update on tree planting at Carn Bosavern. Cornwall Council correspondence asking for a response was discussed and the CCG undertook to follow the guidance and the Chair sought the Council's permission to plant trees. The Council agreed but asked for the tree planting programme to be made available after Cornwall Council agrees to it.

**RESOLVED. The Town Council agreed to the request to complete the form and return to Cornwall Council and once the agreed planting programme is agreed to have sight of it.**

Penwith Moors Cornwall/Natural England have been consulting on making "Penwith Moors" into SSSI and they will confirm this in October for a 4-week period of objection/ support. Councillors asked for it to be brought back to the 3 October meeting.



Representatives of you organisation(s) be prepared to come along and outline the initiative. One other comment was do you have maps that could show the plans cover the parish and its bordering parishes and can they be shared with the Town Council.

**RESOLVED. The Town Clerk would approach representatives of Penwith Moors Cornwall/Natural England to attend the next meeting and ask them to provide maps.**

#### TC.95 CCTV System

Brian Clemens requested that the subject of CCTV was placed on this agenda at the last meeting. He mentioned that there was a need for updated CCTV system to support the police. Councillors agreed that the Clerk would obtain 2 further quotes and Councillors would examine the quotes. He requested a recorded vote and all Councillors present agreed to this resolution.

**RESOLVED. The Town Clerk would obtain 2 further quotes.**

#### TC.96 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).

The meeting closed at 9.40pm