

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in the Library, St Just, on Monday 7 November 2022 at 7.00 pm.

Present

Sue James Mayor

Councillors

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

Town Clerk & RFO

Cas Leo

TC.117 Public Address at Council Meetings

Mr G Trembath Planning PA21/06726
Mr Mcfadden Planning PA22/09471

+5 in attendance.

TC118 Apologies for Absence

Chris Denley, Daisy Gibbs, & Harvey Thomas.

TC.119 Declarations of Interest

None.

TC.120 Dispensations

None.

TC.121 Minutes

RESOLVED: That, the Town Mayor signs as a true and accurate record the Minutes of the Town Council held on 3 October 2022 with one correction Robert Chadder's name was moved from page 5 (c) to page 7 TC 112 where it should have appeared.

TC.122 Matters Arising

None.

TC.123 Member Protocol

A draft of the suggested protocol was presented for adopting. During the year the Council has been presented with several different examples; but this is the latest one that complies with good practice and been edited by Deputy Clerk based on SLCC 2019 version which most Councils have adopted. It will get adopted but needs the reference to district councils (2.1) and wards (9.2 C) taken out.

RESOLVED: That, the Town Council adopts the protocol after the minor amendments.

TC.124 Planning

a) Applications

102/22 Application: PA22/08641

Proposal: Construction of self- contained annexe

Location: Jimmy's Place, Bosvargus Hill, Bosvargus, St. Just **(T. Cl. No Objection).**

103/22 Application: PA22/08764

Proposal: Listed Building Consent for the addition of a gable end buttress

Location: The Manor House, Truthwall, St. Just. **(T. Cl. No Objection).**

104/22 Application: PA22/08429

Proposal: Construction of agricultural barn for 60 cattle, 350 sheep, 80 pigs and an animal shelter.

Location: Agricultural barns off Lafrowda Common, St. Just. **(T. Cl. Support in principle if colour of materials could be changed).**

105/22 Application: PA22/08616

Proposal: Application for a Lawful Development Certificate for an existing use for the existing coach house building which is used as a single dwelling house with no other uses on the land.

Location: **NOTED**

Coach House, 7A Cape Cornwall Street. St. Just. **(T. Cl. No Comment).**

106/22 Application: PA22/08430

Proposal: Construction of Agricultural Barn for animal feed and storage purposes.

Location: Agricultural Barns off Lafrowda Common, St. Just. **(T. Cl. Support in principle if colour of materials could be changed).**

107/22 Application: PA22/08637

Proposal: Agricultural shed.

Location: An Hal, Bosworlas, St. Just. **(T. Cl. No Objection).**

- 108/22** **Application:** PA22/08519
Proposal: Works to trees within a TPO area: Trees A, B,C & D. Trees A & B reduce the crowns to reduce the chance of damage. Tree B reduce to approximately 2.5m above the adjacent paving. Tree C reduce the crown. Tree D reduce the crown to remove the dead ends of the branches
Location: 4, Boscaswell Gardens, Boscaswell Downs, Pendeen. **(T. Cl. No Objection).**
- 109/22** **Application:** PA22/07999
Proposal: Prior Approval Notification to determine if planning permission is required for construction of agricultural building to provide feed and machinery storage.
Location: Moorside, Newtown, St. Just. **(T. Cl. Noted).**
- 110/22** **Application:** PA22/09074 – **For Information Only**
Proposal: Works to trees in a Conservation Area (CA). Works include T1 – Full section dismantle of a single stand- alone Ash tree to be left at Ground Level.
Location: Lebanon Bungalow, Church Street, St. Just.
- 111/22** **Application:** PA22/09222
Proposal: Change of Use and extension of redundant stable building for an Architect's office/studio (Use Class A2).
Location: Mill Cottage, Lower Bostraze, Newbridge, Penzance. **(T. Cl. Strong Objection – Building in the countryside going against the Neighbourhood Plan CD1).**
- 112/22** **Application:** PA22/09104
Proposal: Conversion of existing Lawful Agricultural Building to form Holiday Accommodation.
Location: Maintenance Building at the Old Clayworks, Leswidden, St. Just.
(T. Cl. Strong Objection – Building should remain agricultural).
- 113/22** **Application:** PA22/09471
Proposal: Construction of replacement rear extensions and associated works. Proposed Juliet balconies to the North and West elevations.
Location: Little Dowran, Dowran, St. Just. **(T. Cl. No Objection).**
- 114/22** **Application:** PA22/09614
Proposal: Non-material amendment in relation to Decision Notice PA20/03014 dated 04/06/2020 for black UPVC windows instead of white, circular window added to the west elevation of the single storey extension, timber cladding in place of granite, French doors instead of windows/door and the porch on the west elevation removed.
Location: 4, Bollowal Place, St. Just. **(T. Cl. Objection – The removal of granite and using timber cladding is not in keeping).**

b) Decisions

Application: PA22/06614

Proposal: Conversion of barn to single dwelling.

Location: Barn North of Higher Numphra,, St. Just. **Refusal** (T. Cl. Support).

Application: PA22/07148

Proposal: Extension of domestic curtilage and construction of double garage.

Location: 1, Gews Farm Way, St. Just. **Approval** (T. Cl. No Objection).

Application: PA22/07493

Proposal: Single storey extensions and alterations.

Location: Favonian, 19, Carrallack Terrace, St. Just. **Approval** (T. Cl. No Objection).

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

Application: PA22/07626

Proposal: Installation of dormer window, internal alterations and associated works.

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

Application: PA22/07133

Proposal: Construction of annexe to the Forge, built as extension of existing outbuilding over demolished single car garage footprint. The Forge, Road from Cape Cornwall Road to Cape Cornwall, St. Just. **Withdrawn** (T. Cl. Strong Objection).

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 **Withdrawn** (T. Cl. Objection – Wrong use of black steel).

Application: PA22/06696

Proposal: Prior Approval Notification to determine if planning permission is required for construction of agricultural building to provide feed and machinery storage.

Location: Trelowen, Botallack, St. Just. **Approval** (T. Cl. No Objection).

Application: PA21/10613

Proposal: Certificate of Lawfulness for existing use of property as furnished holiday letting.

Location: The Stables, Brea Farm, St. Buryan. **Withdrawn** (T. Cl. Noted)

c) Appeals

Appeal No: APP/D0840/W/22/3296196

Application: PA21/05538

Appeal Start Date: 20/09/2022

Proposal: Construction of single dwelling and associated works.

Location: Land N.E. of 6, Carnyorth Terrace, Carnyorth, St. Just.

Appeal No: APP/D0840/W/22/3301667

Application: PA22/03352

Appeal Start Date: 18/10/2022

Proposal: Application for Outline Planning Permission with some matters reserved for the construction of 4 dwellings namely access, layout and scale.

Location: Field N. of 31, Lower Boscaswell, Pendeen.

PA21/11378 - Corner Barn, Lower Boscaswell, Pendeen – Appeal Dismissed. No Costs Claimed.

d) Enforcements None

e) Protocols

Local Council Protocol: PA22/07238 – Construction of 2 No. energy efficient family homes – Land off Carn Ros, Carn Ros, Lower Boscaswell, Pendeen TR19 7UF

Thank you for the Town Council response to the above proposal which I have set out below.

'No Objection'

As Cornwall Council after consultation with WHS Office and AONB Unit have come to the conclusion of giving the application an "Objection". Town Council were asked to:

1. Agree with my recommendation
2. Agree to disagree
3. Having made strong planning reasons to maintain your original position on the proposal against my recommendation, it is requested that the application is determined by the Planning Committee. (Due to the current pandemic, planning committees can be viewed and accessed remotely. Further information can be found on our website at [Webcasts - Cornwall Council](#))

The majority of Town Councillors “Agreed to Disagree” as their email dated 21st October, 2022.

Cornwall Council have now given this application a refusal.

TC.125 Finance

Accounts for Payment £56,193.27

RESOLVED: To approve payments of £56,193.27.

- a. Grant Aid Application, None.
- b. Letter of thanks None.
- c. 2nd Quarterly Report Noted (see below).

The Second Quarter Report 1 July – 30 September 22.

The Second quarter report covers 1 July – 30 September 22. The Third quarter report will be due in the end of January 2023.

St Just Town Council opening balance on 1st 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 September was £94,103.21. The second quarter does not give any cause for concern and is a better indicator than Quarter 1. 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) Grant was £9891, can only be used for Bid listed items and is on-going.

The Council has also received £47,950.00 in last FY. It is in the bank account and now due to be spent in Quarter 3. The expenditure was to commission consultants to create a final Report and part payment could happen very shortly (tonight).

The Council’s 2nd instalment of the precept from Cornwall Council was received in September.

Note

We will be moving to Octopus from Bulb (government approved) because the previous firm went out of business and Octopus is a growing company with good customer service reputation and has been given Bulb customers.

Banking Reconciliation:

To 30th September 2022 the bank reconciliation is good and all figures are correct and will be signed off by the two Councillors given this task this week.

Projects:

We have income streams mentioned such as Town Vitality Fund which will be finalised in Quarter 3.

The Welcome Back Fund

The WBF reimbursement was received/finalised in Quarter 2 and no further actions. The Council has budgeted for different projects over the years and has 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.

CIL

The Council received £2,861 CIL funds in May and this was earmarked for Pendeen Playpark work. Last month the final amount £1640.24 for this FY was received. It is hoped the second amount will be used again for Pendeen Playpark if a resolution was made which will ensure £4501.47 of CIL money goes to this project.

RESOLVED: To agree the second payment is also reserved for the project at Pendeen.

We have £13,608 left in the Community Grant Budget with £11,392 spent. We have 2 QPJ items totalling £3,718 which should come off the QPJ budget. It may well be an idea to use the remaining budget to go into a King Coronation Fund but that can be decided in budget setting in December/January.

Cas Leo Town Clerk & RFO

TC.126 TVF Update

LDA Design meeting in October had low attendance. Discussion on the draft report was had and feedback submitted back to LDA Design who are taking on board comments from the TVF Committee and awaiting tonight's meeting for any further feedback. They hope to progress towards the final Report and the bulk of work has taken place and two of the three invoices will be approved for payment.

TC.127 Correspondence

The Town Council discussed:

Penwith Moors (SSSI). Open Public Event on 9 November, 2022 at the Knut 12 - 7pm. They have not offered any direct engagement with the Council just the open public event. Councillors should attend if available. This item will come back to the next meeting.

The Twinning Group requested a Councillor join their Group. John Swarbrooke volunteered to join the Group.

RESOLVED: The Town Council approved John Swarbrooke to be its Councillor on the Committee.

Community Network Highway Scheme. Brian Clemens explained the planned background to this project especially at Pendeen - no physical crossing but a virtual path to improve the safe movement of people and vehicles around the school area. It was requested that the Clerk contact the CLO that the road safety scheme was also a concern for all road users such as pedestrians including (children).

Temporary closure Market Street 5 - 16 December 2022 - Noted no further details were available.

TC.128 Information Items and Matters to Report

Landscape Character Assessment Event. The Council received an update from two Councillors who attended. They mentioned it was well attended and informative. They had only commented at the event on parish matters.

The update following Feast. It was expressed by many who attended how well the event ran and many people had said it was good to get back the traditional style of the event after the restrictions of Covid.

Miners Chapel. The Mayor is a trustee of the Chapel on behalf of the Council. The Mayor explained the history of the Chapel since 2016 when it faced closure; but had managed to get charity trust status and funds to carry on. The trustees are considering future options.

Remembrance Sunday - Details on the St Just event were circulated before the meeting and the Mayor updated Councillors on what was happening at Pendeen. There is an informal gathering on 11 November 22 just before 11am at the Memorial Clock in St. Just.

Safeguarding training is taking place on 22 November, 2022.

Lands' End Peninsula Community Land Trust have ownership of the new cemetery field in Pendeen.

The Cornwall Councillor mentioned the next Community Network Meeting is on Thursday 17th November ,22 and a major review is underway on its work. He also mentioned that Cornwall Council are planning a cash flat budget.

Cornwall Councillor mentioned he had a meeting in St. Just with the Chief Fire Officer.

TC.129 Devolution Projects

The Town Council were keen to have devolution completed but the toilets were still not in a good and fit working condition to transfer over. Cornwall Council

have new equipment on order. Cornwall Councillor reported that St Just was priority and they were keen to get the new equipment installed asap.

TC.130 Climate Change Group

An update from Councillors on CCG following their recent meeting:
Discussion on the structure/set up of the CCG took place. The Council needed an internal focus on its own steps to ensure it was working towards the Council's own objectives between now and the AGM in May 2023. The mayor will write up the suggested plan which Councillors agreed for this period. This item will then come back to the next meeting. No further spending by the CCG without full council approval and the CCG situation/Structure will be reviewed the AGM.

TC.131 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.132 Christmas Tree Lights

Farmer Morris had been doing some pricing with potential purchase of Christmas lights for Pendeen mentioned at the last meeting. The Town Council would need to have comparable lights to match the existing lights to ensure they could be interchangeable. Last year the Council purchased lights for St, Just. Farmer Morris highlighted the most suitable provider and asked the Council to make an order for new lights costing £845.00.

RESOLUTION; The Town Council agreed for the order to be made for £845.00 through the Council Office on the exact specification provided.

TC.133 Christmas Lunch for Staff

It was usual for the Town Council to fund staff to have a Christmas lunch in the parish. The number of staff has increased and it was felt that the cost would be split between the Mayors Fund and the Functions budget. The Mayor said that given the number of staff she would not need to be invited herself.

RESOLUTION: The Town Council agreed for the staff to have a staff lunch with funding as above.

TC.134 Pendeen Playground.

A detailed costed email with plans was sent to all Councillors before the meeting. At the meeting Councillors discussed those and that CIL funding of £4,501.47 and the current reserve of £25K would mean £29,501.47 would be available towards this project at this stage. It was hoped that Fynn Tucker could identify expenditure on the key elements such as the swing and tarmac area needing the upgrade first.

RESOLUTION: Agreed to look at the achievable items around the £30/35K range rather all items.

The meeting closed at 9.15pm

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Chairman's signature _____ Date _____