

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in the Library, St Just, on Monday 28 November 2022 at 7.00 pm.

Present

Sue James Mayor

Daisy Gibbs Deputy Mayor (arrived during SSSI presentation which was moved up from correspondence to be the first item).

Councillors

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

Town Clerk & RFO

Cas Leo

TC.135 Public Address at Council Meetings

Mr Toby Lewis Planning PA22/09967

+2 in attendance, Mr Beard and Mr Smyth (Natural England) presenting on item 15 (SSSI) Penwith Moors.

TC.136 Apologies for Absence

Fynn Tucker, John Swarbrooke & Harvey Thomas.

TC.137 Declarations of Interest

None.

TC.138 Dispensations

None.

TC.139 Minutes

**RESOLVED:** That, the Town Mayor signs as a true and accurate record the Minutes of the Town Council held on 7 November 2022 with the following minor corrections. Item TC.130 should now read “No further spending by the CCG without full council approval and the CCG situation/structure will be reviewed at the AGM”.

The Welcome Back Fund (WBF) Page 7 to read

The WBF reimbursement was received/finalised in Quarter 2 and no further actions. PA22/08616 was corrected to what was shown on Planning Portal and typo deleted.

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#### TC.140 Matters Arising

Temporary closure Market Street 5 - 16 December 2022 further emails were sent on to Councillors on the closure; no further details were available: only the message that work would be completed as soon as possible and temporary road management scheme would be in force.

Bulb Energy/Octopus transfer is on hold Nationally.

#### TC.141 War Memorial

To consider the email received from the local RBL coordinator to consider improvements to the War Memorial in time for November 2023 service. The Council debated the item concluding the fading inscriptions would need the sign writer to restore them. The wrought iron railings and gate would need to be sand blasted possibly to take away the many layers of paint and repainted. The gate hinge would need adjusting and refixing. The blocked drain would be investigated by Councillor Morris and it may simply be the case that an obstruction needs to be cleared. The clock has not had face lights that lit it up; to the memory of Councillors, perhaps the broken flood lights lit up the faces from ground level to give that effect. The lights would need removing along with the electric wiring, since the cost of lighting and its effect on dark skies are counter to the Town Council policy to support the Dark Skies in Penwith Project.

**RESOLVED:** That the Town Clerk would contact tradespersons to provide estimates for the various work tasks shown above.

#### TC.142 Finance

a) Accounts for Payment £18,228.21

**RESOLVED: To approve payments of £18,228.21**

b) Chair of Audit/Clerk have requested accountant to check Scribe system at the half year point which should cost £150 for half a day. A resolution would be needed to approve this.

**RESOLVED:** That, the Town Clerk will use the accountant to check entries up to the half way point of the financial year.

c) The interim Internal Audit 22/23 should start in the next week (to be **noted**).

d) Chair of Audit has request if any Councillor would like to join the other 4 Councillors serving on the Audit Committee: they have an annual Audit Committee meeting on Friday 10<sup>th</sup> February 2023 at 10 am.

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**RESOLVED:** That, Brian Clemens would volunteer to attend at the next meeting if not enough committee members could attend the meeting.

- e) Notification received in November 22 of the 22/23 pay award which is backdated to 1 April 22 and payable in December 2022 week (to be **noted**).

#### TC.143 Correspondence

The Town Council discussed:

- a. Penwith Moors (SSSI) after the presentation.

Mr Beard and Mr Smyth gave a 10-minute presentation and followed up by answering Councillors' questions. The Council then debated the current consultation process. The consultation would look at any submission based on any science-based evidence not economic/social information. It was felt by the Council that the process needs to engage more with Farmers. The Mayor would re-write on this point and the speakers promised to contact the Mayor/Clerk with further information/link.

- b. Wildlife and Countryside Act, 1981 Section 53 Schedule 14  
Application for Modification of Definitive Map and Statement of Rights of Way

1. Claimed addition of a Restricted Byway and upgrade of a section of existing Public Footpath 157 St Just to a Restricted Byway at Lower Trewellard, St Just CP (WCA 696)
2. Claimed upgrade of sections of existing Public Footpaths 123, 126 & 131 St Just to Restricted Byways and claimed addition of a Restricted Byway at Nineveh, in the parish of St Just (WCA 698).

**RESOLVED:** That both byways have been used as paths and Councillors have first-hand knowledge of this and this will be informed to Cornwall Council by the Clerk.

**Action: The Clerk**

Email was circulated to Councillors on the subject of Hedgehogs. The Hedgehog Highway Project, which over 60 Parishes & Towns are taking part in. It was agreed that the Council would buy two packs at a cost £300 for distribution to schools and the Deputy Clerk would liaise with a local contact provided by Martin Cavell. A press release would also be made.

**RESOLVED:** The Deputy Clerk will organise this task and purchase two packs.

**Action: The Deputy Clerk**

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Email circulated to Councillors on the subject of Youth Provision Review 23 Jan 23 deadline. The Town Council discussed the email and local provision. Chris Denley Daisy Gibbs offered to collect information on this subject.

**RESOLVED:** Chris Denley will create a questionnaire for use with the schools. Daisy Gibbs will bring a report back to the full Council on the youth aspect with regard Nancherrow Centre. Town Council are satisfied but have the necessary skills to do this. It is hoped that this may be available by the January meeting if not the December. Both can keep the Clerk informed of their work.

1. Cornwall Council Devolution - Mayor for Cornwall

The Mayor to update. The Mayor was attending the event in Truro at New County Hall to demonstrate the Town Council's view on the role of a Mayor for Cornwall. Noted

TC.144 Information Items and Matters to Report

Mayors Sunday 22 January 23. Date to note.

19<sup>th</sup> December 22 meeting will start at 7.15pm.

Council meeting scheduled for 8 May 23 will need to be moved back to 15 May 23 due to the public holiday. Noted.

Councillors noted PLP's have Community Grant Scheme, Noted

Safeguarding training took place on 22 November, 2022. The Mayor and Clerk attended and a new toolkit was produced for Town/Parish Councils to review their existing policies. The Clerk will be reviewing the Council's policies and bringing up-dated policy to the February 2023 meeting.

Cornwall Councillor 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.

Children's Service have received a £4 million Grant.

A3071 scheme at Newbridge was mentioned.

Anti-social behaviour at Fore street reported.

The Town Clerk/Brian Clemens met with Nick Russell

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Assistant Inspector of Ancient Monuments to discuss the drainage project and the work at the entrance. It is hoped a further meeting with the Archaeological Specialist in December will move this project on.

Police liaison meeting is planned/TBC for 13 December at 5.30pm on TEAMS

#### TC.145 Devolution Projects

The Town Council have requested a site meeting with Cornwall Council on the project to have the Car Parks and Toilets devolved to the Town Council to ensure the handover of assets are in good condition. They have confirmed Wednesday 14 December at 12 starting at St Just Toilets. A Resolution was also needed to continue with the disputing of paying for the Car Park for 22/23 and for the Town Council to continue with its request to pay only 50% for the Toilets in 22/23 all of which has constantly been communicated to Cornwall Council.

**RESOLVED:** That the Town Council will not contribute to Car Parks in 22/23 and only pay half the Toilets contribution given the issues with them. This will be continually informed to Cornwall Council by the Town Council.

#### TC.146 Climate Action Group

The discussion paper on the structure/set up of the CAG 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 CAG situation/Structure will be reviewed at the AGM. The paper was accepted by Climate Action Committee and therefore named Councillors have agreed to work towards those objectives in the paper to identify or build in possible work in FY 23/24.

**RESOLVED:** That the Deputy Clerk/Mayor will meet and bring plans forward.

#### TC.147 Planning

##### a) **Applications**

**115/22 Application:** PA22/09368

**Proposal:** Proposed PV's to publicly hidden roof sloped and modest extension of existing redundant garage for needed additional annexed accommodation.

**Location:** Portia, South Place, St. Just **(T. Cl. No Objection).**

**116/22 Application:** PA22/09638

**Proposal:** Non-material amendment in relation to Decision Notice PA20/11338 dated 30/07/2021 for increase of number of P.V's previously approved.

**Location:** Petanna Peace Barn, Carnyorth, St. Just. **(T. Cl. No Objection).**

**117/22 Application:** PA22/09781

**Proposal:** Provision of solar panels to South and East roof elevations.

**Location:** Meeting Place, North Row, St. Just. **(T. Cl. No Objection).**

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- 118/22**      **Application:** PA22/09461  
**Proposal:** Conversion of existing agricultural barns to form 3 dwellings and associated works with no-compliance of Condition 2 in relation to Decision Notice PA18/00793 dated 04/04/2018.  
**Location:** Little Dowran, Dowran, St. Just. **(T. Cl. No Objection).**
- 119/22**      **Application:** PA22/09455  
**Proposal:** Conversion of existing outbuilding to form a residential dwelling.  
**Location:** Little Dowran, Dowran, St. Just. **(T. Cl. No Objection).**
- 120/22**      **Application:** PA22/10117  
**Proposal:** Proposed two-storey extension.  
**Location:** 8, Jubilee Place, Pendeen **(T. Cl. No Objection).**
- 121/22**      **Application:** PA22/09910  
**Proposal:** Agricultural building to provide feed and machinery storage.  
**Location:** Moorside, Newtown, St. Just. **(T. Cl. No Objection).**
- 122/22**      **Application:** PA22/09967  
**Proposal:** Demolition of detached store, formation of parking area, construction of detached home office and store.  
**Location:** 12, Pleasant Terrace, St. Just. **(T. Cl. No Objection).**
- 123/22**      **Application:** PA22/10163  
**Proposal:** Works to trees in Conservation Area (CA), works include T1 – Eucalyptus tree to be cut to ground level.  
**Location:** 6, Princess Street, St. Just. **(T. Cl. Noted).**
- 124/22**      **Application:** PA22/09708  
**Proposal:** Installation of replacement doors and windows in main residence and outbuildings.  
**Location:** Penwith Tail. South Place, St. Just. **(T. Cl. Objection – The wrong use of style of windows/doors, should be cottage style windows/doors to keep in character with the area).**
- 125/22**      **Application:** PA22/09487  
**Proposal:** Infill rear extension and associated works including the addition of solar panels to the roof and renovation and extensions of outbuildings.  
**Location:** 6, Victoria Row, St. Just. . **(T. Cl. Objection – The wrong finish, using Larch timber cladding is making it out of character).**

**b) Decisions**

**Application:** PA22/07736  
**Proposal:** Construction of replacement extensions, porch and associated works.  
**Location:** 3, Church Road, Pendeen. **Approval** (T. Cl. No Objection).

**Application:** PA22/07737  
**Proposal:** Listed Building Consent for construction of replacement extensions, porch and associated works.  
**Location:** 3, Church Road, Pendeen. **Approval** (T. Cl. No Objection).

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**Application:** PA22/08397

**Proposal:** Construction of Ground Floor extension and associated works without compliance with Condition 2 of Decision Notice PA21/12602 dated 10/03/2022.

**Location:** The Barn, Road from Dowran Commons to Dowran, St. Just.  
**Approval** (T. Cl. No Objection)

**Application:** PA22/08176

**Proposal:** Listed Building Consent for installation of free public Wifi access points and associated equipment.

**Location** Commercial Hotel, Market Street, St. Just. **Approval** (T. Cl. No Objection).

**Application:** PA22/08177

**Proposal:** Installation of free public Wifi access points and associated equipment.

**Location** Commercial Hotel, Market Street, St. Just. **Approval** (T. Cl. No Objection).

**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 Boscawell, Pendeen, **Refusal** (T. Cl. Objection – Overdevelopment on site of historical building)

**Application:** PA22/00133

**Proposal:** Construction of an extension to rear of property and associated works.

**Location:** Creek Barn, Access track to Lower Hailglower Farm. Tregeseal, St. Just. **Withdrawn** (T. Cl. No Objection).

**Application:** PA21/08152

**Proposal:** Listed Building Consent for the construction of an extension to the rear of the property and associated works.

**Location:** Creek Barn, Tregeseal, St. Just. **Withdrawn** (T. Cl. No Objection)

**Application:** PA22/07614

**Proposal:** Minor amendments previously approved dwelling including Orangery and associated works (PA19/01854) to include raising the ridge height by 0.6m, repositioning the dwelling 3m south and removing bay windows on south elevation. Extension of domestic curtilage.

**Location:** Pengelly, Bosavern, St. Just. **Approval** (T. Cl. No Objection).

**Application:** PA22/08764

**Proposal:** Listed Building Consent for the addition of a gable and buttress.

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

**Application:** PA22/07308

**Proposal:** Construction of agricultural barn.

**Location:** North of the Old Piggery, Boswedden Vean, St. Just. **Approval** (T. Cl. No Objection).

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**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 use on the land.

**Location:** The Coach House, 7A, Cape Cornwall Street, St. Just. **Granted CAAD's. PIP's and LU's only** (T. Cl. No comment).

- c) **Appeals** None
- d) **Enforcements** None
- e) **Protocols** None

TC.148 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.149 CCTV

The Town Council reviewed all the documents presented and only one was suitable. The one that was suitable was from Trelawney Fire and Security which will come back to the next meeting with additional information.

**RESOLUTION:** The Town Council agreed for Trelawney Fire & Security.

T.C150 Staff Lunch

The Town Council discussed providing a staff Christmas lunch for all staff. The Mayor said she was happy to attend but given the number of staff was happy to let them celebrate the meal together. Funding was suggested to come from the Mayor's Fund/Functions Fund and to be had in the parish.

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

TC.151 Pendeen Playground.

A detailed revised costing is awaited identifying expenditure on the key elements such as the swing and tarmac area needing the upgrade first.

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

The meeting closed at 9.30pm

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Chairman's signature \_\_\_\_\_ Date \_\_\_\_\_