

**MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in the Library, St Just, on Monday 13 March 2023 at 7.00 pm.**

**Present**

Sue James Mayor  
Daisy Gibbs Deputy Mayor

**Councillors**

Kevin Casley Jess Morris  
Martin Cavell John Swarbrooke  
Robert Chadder Harvey Thomas  
Fynn Tucker  
Brian Clemens ( joined the meeting at 7.35pm)  
Farmer Morris

**Deputy Town Clerk**

Hester Hunt

**TC.202 Public Address at Council Meetings**

Chloe Pitt – Laurence Associates attended to speak on planning application PA22/11368

Julie Towers – St. Just in Bloom attended to present a grant application - Item 9 (b)

Tony Snelson – Lafrowda Festival attended to present a grant application - Item 9 (b)

**TC.203 Apologies for Absence**

Chris Denley.

**TC.204 Declarations of Interest**

In accordance with the Council's Code of Conduct:-

Sue James declared a non-registerable interest in Agenda Item 7 PA23/00620 as a Trustee/ Chair of the Land Trust responsible for the project.

Daisy Gibbs declared a non- registerable interest in Agenda item 7 PA23/0062 as a member of the community group working on this project.

Chairman's initials\_\_\_\_\_

Kevin Casley declared a non-registerable interest in Agenda Item 9(b) as a member of St. Just in Bloom.

### **TC.205 Dispensations**

Sue James requested dispensation to speak to agenda item 7 PA23/00620.

### **TC.206 Minutes**

**RESOLVED:** That, the Town Mayor signs as a true and accurate record the Minutes of the Town Council held on 13 February 2023 with 1 minor typo corrected to Chadder.

### **TC.207 Matters Arising**

There were no matters arising.

### **TC. 208 Planning**

#### **a) Applications**

#### **19/23 Application: PA22/11209**

**Proposal:** Erection of a pair of semi-detached 3 bedroomed houses on brown field unused land without compliance of Condition 2 in relation to Decision Notice PA17/07386 dated 17/10/2017.

**Location:** Land adjacent to 21, Carnyorth, Carnyorth, St. Just. **(T. Cl. No Objection).**

#### **20/23 Application: PA22/00620**

**Proposal:** Three new floodlights to replace three old floodlights serving skate park.

**Location:** St. Just Skate & Recreation Park, Carrallack Lane, St. Just. **(T. Cl. No Objection).**

#### **21/23 Application: PA22/11368**

**Proposal:** Installation of swimming pool, restoration of orangery, construction of raised patio (Boscean Country House) and landscaping works to gardens.

**Location:** Boscean Country House, St. Just. **(T. Cl. No Objection).**

#### **22/23 Application: PA23/00784**

**Proposal:** Agricultural shed for animal feed and machinery storage.

**Location:** Moorside, Newtown, St. Just. **(T. Cl. No Objection).**

#### **23/23 Application: PA23/01381**

Chairman's initials\_\_\_\_\_

**Proposal:** Construction of front porch to main dwellinghouse.  
**Location:** Portherras Farm House, Pendeen. **(T. Cl. No Objection).**

**24/23 Application:** PA23/01451

**Proposal:** Construction of agricultural barn and 3 No. polytunnels.  
**Location:** Land N. of 11, Boswedden Road, St. Just. **(T. Cl. Objection – overdevelopment of a green space).**

**25/23 Application:** PA23/00585

**Proposal:** Application for Certificate of Lawfulness for the existing use of Kitticarn as a separate residential unit.  
**Location:** Kitticarn, Escalls Cliff, Sennen. **(T. Cl. Noted).**

## **b) Decisions**

**Application:** PA22/10925

**Proposal:** Demolition of existing timber conservatory room and creation of a new sunroom to back of the property. Renovation of an existing outbuilding to create a domestic multi-use room. Demolition of existing garage to create two parking spaces.

**Location:** 3, Carrallack Terrace, St Just. **Approval** (T. Cl. No Objection).

**Application:** PA22/10662

**Proposal:** Renovation works to the existing building envelope, including re-roofing in natural slate with new rooflights, installation of solar PV roof panels, replacement of timber doors on the front elevation with a new window, new glazed door/screen to the existing opening onto the enclosed rear courtyard garden area and replacement entrance door to the side elevation.

**Location:** The Coach House, 7A, Cape Cornwall Street, St. Just. **Approval** (T. Cl. No Objection).

**Application:** PA22/11160

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

**Location:** Fisherman's Rest, Nancherrow, St. Just. **Approval** (T. Cl. No Objection).

**Application:** PA22/09222

**Proposal:** Change of Use and extension of redundant stable building for an Architect's Office/Studio. Use Class E (g) (i)).

**Location:** Mill Cottage, Lower Bostraze, Newbridge. **Refusal** (T. Cl. Strong Objection).

**Application:** PA22/11423

**Proposal:** Replacement single-storey rear extension, replacement front porch, replacement windows and formation of a parking space to front).

**Location:** 4, Bosorne Street, St. Just. **Withdrawn** (T. Cl. Objection).

**Application:** PA22/11237

**Proposal:** Replacement of Ground Floor extension due to decaying nature of existing timber structure.

**Location:** 56, Carn Bosavern, St. Just. **Approval** (T. Cl. No Objection).

**Application:** PA23/00032

**Proposal:** Two storey detached dwelling and associated works to replace existing garages and workshop.

**Location:** Highclere, Truthwall, St. Just. **Withdrawn** (T. Cl. No Objection in principle).

**Application:** PA23/00009

**Proposal:** Alterations and extension to cottage.

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

**Application:** PA23/00022

**Proposal:** Proposed single storey garden room extension.

**Location:** Airport Cottage, Kelynack, St. Just. **Approval** (T. Cl. No Objection).

**Application:** PA22/08430

**Proposal:** Construction of agricultural barn for animal feed and storage purposes.

**Location:** Agricultural Barn off Lafrowda Common, St. Just. **Approval** (T. Cl. No Objection).

**Application:** PA23/00168

**Proposal:** Installation of Velux windows, internal alterations and associated works.

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

c) **Appeals** None

d) **Enforcements** None

e) **Protocols**

**Application:** PA22/11270

**Proposal:** Single storey lean-to extension to rear (east) elevation, incorporating a shower room and conservatory.

**Location:** Trevegean Farm Cottage, Trevegean. St. Just. **Refusal** (T. Cl. No Objection). **Town Council agreed to disagree on this application.** The Town Council were subsequently notified that, following further negotiations, this application was approved with conditions.

**Application:** PA22/11342

**Proposal:** Alterations, renovation and first floor extension of existing two-bedroom cottage, including partial demolition and reconstruction of north-east elevation and single storey adjoining single storey lean-to, repairs to outbuildings and boundary walls, re-roofing and replacement windows

and external doors without compliance with Conditions 2 and 2 of Decision PA20/04709 dated 26/08/2020.

**Location:** 12, Boscaswell Village, Pendeen. **Refusal** (T. Cl. No Objection). **Town Council agreed to disagree on this application.**

### **TC. 209 Devolution Update**

Following discussion it was agreed that the Car - Park Order and existing Service Level Agreement would be included on the agenda for consideration at the 11 April 2023 meeting. It was also agreed that quotes be sought to provide bay lines in the Pendeen and St Just old recycling centre car parks and that Douglas Woolcott Transport be consulted over possibly moving their parking spaces to the old recycling area, when new signs/ bay markings are provided.

### **TC.210 Finance**

- a) Accounts for Payment in the sum of £18,068.09.

**RESOLVED:** To approve payments of £18,068.09

- b) Grant Aid Applications - St. Just in Bloom and Lafrowda Festival .

**RESOLVED:** to approve:

- i. a grant of £2,301 be awarded to St. Just in Bloom;
- ii. a grant of £3,000 be awarded to Lafrowda Festival on the condition that, prior to the release of the funds, a breakdown of the overall festival spend is provided.

- c) A letter of thanks had been received from St. Just in Bloom for the grant of £500 towards the Robert Matthews memorial.

### **TC.211 Correspondence**

The Town Council discussed and noted the content of the West Cornwall Healthwatch email dated 21 February 2023.

### **TC. 212 Housing**

Chairman's initials\_\_\_\_\_

Sue James gave an update on the progress of the Awards for all application.

### **TC.213 Information Items and Matters to Report**

Climate Emergency Action Plan -draft for comment.

Following consideration it was agreed that the draft action plan would be progressed to the 15 May meeting for adoption and that the council would also agree a structure to progress actions.

Cornwall Councillor report

Cllr Brian Clemens had provided a written report to the Council as he was joining the meeting part way through, which focussed on the following areas:-

- i. achieving free school transport for a young girl with learning difficulties previously denied transport at a previous meeting.
- ii. talks with planning officers to try and negotiate a resolution to approve two applications that the Town Council supported but were up for refusal, both have now been passed.
- iii. breaches of planning that are being dealt with and are at various stages of the enforcement process.
- iv. the Network Panel meeting ( 16 March 2023) will be the final meeting of the panel as it moves to the newly formed CAPS in May 2023.
- v. a drop in surgery with myself, the Tri Officer and PCSO had a volunteer come forward to act as coordinator for a speed watch team to once again be set up for this area and PCSO Andrew Tonkin has launched a request for volunteers on Facebook and would appreciate the Town Council and councillors also putting out a call on social media, and
- vi. An overview committee had reviewed the provision of Fire Fighting in Cornwall, the outcome being that a 24 hour provision of call answering would continue to be provided at Tolvaddon.

### **TC.214 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).

There were no members of the public or press remaining at this time.

### **TC.215 Toilet Maintenance and repair St. Just and Pendeen**

Chairman's initials\_\_\_\_\_

Following the council's acquisition of the toilets at St. Just and Pendeen it was necessary to identify a firm as a preferred supplier for repairs and regular maintenance. The Town Council had approached 3 contractors for quotes. One contractor presented a quote the other two did not; one declining to quote. Following discussion it was unanimously

**RESOLVED** The Town Council accepts the quote and will commission the work subject to some minor conditions.

**TC.216 Plain an Gwarry works**

Following the Town Council taking responsibility for the site a programme of works was agreed between the Town Council and Historic England under a Scheduled Monument Consent (SMC) to undertake necessary repairs to the Plain and to install small areas of granite surfacing at its entrances where the ground surface had become eroded through extensive footfall. In addition to this it was also agreed to do some remedial drainage works to the heavily trafficked 'desire line' route between the northern and southern entrances to the monument.

Recently the specialist contractor asked to provide a quote for the work suggested making a small variation to the specification following a site visit. This variation was approved by English Heritage and members were now asked to consider the quote. Following discussion it was unanimously

**RESOLVED** The Town Council accepts the quote and commissions the work.

**TC . 217 Warren's site**

Sue James updated the meeting on the recently acquired tenancy of the site.

The meeting closed at 8.27 pm

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

Chairman's initials \_\_\_\_\_