

MINUTES of the ANNUAL MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in the Library, St Just, on Monday 15 May 2023 at 8.10 pm.

Present

Sue James Mayor
Daisy Gibbs Deputy Mayor

Councillors

Kevin Casley Jess Morris
Martin Cavell John Swarbrooke
Robert Chadder Harvey Thomas
Brian Clemens Fynn Tucker
Farmer Morris

Town and Deputy Clerk

Cas Leo
Hester Hunt

TC.1 Election of Town Mayor & Declaration of Acceptance of Office

Resolved: That Cllr. Sue James is elected as the Town Mayor for the Municipal Year 2023/2024. Sue James duly signed the declaration of acceptance of office.

TC.2 Apologies for Absence

Chris Denley.

TC.3 Public Address at Council Meetings

None.

TC.4 Declarations of Interest

None.

TC.5 Dispensations

None.

TC.6 Election of Deputy Town Mayor & Declaration of Acceptance of Office

Resolved: That Cllr Daisy Gibbs is elected as the Deputy Mayor for the Municipal Year 2023/2024. Daisy Gibbs duly signed the declaration of acceptance of office.

Chairman's initials_____

TC.7 Councillor Attendance at Meetings & Expenses

To receive details on Councillor attendance at meetings. This information was sent by email. The attendance list showed four Councillors had had a 100% attendance while many others had over 75%. Travelling expenses throughout the year (None).

TC.8 Minutes

RESOLVED: That, the Town Mayor signs as a true and accurate record the Minutes of the Town Council meetings held on 17 and 24 April 2023.

TC.9 Matters Arising

There were devolution matters arising but would they be dealt with in the confidential session; given they were of a financial nature.

TC.10 Planning

a) Applications

31/23 Application: PA23/01849

Proposal: Installation of 10, Solar PV panels on to the roof of property, 5 PV panels East pitch and 5 on West pitch.

Location: Trevenner, 10, Tregeseal Hill, Tregeseal, St. Just. **(T. Cl. No Objection).**

32/23 Application: PA23/02738

Proposal: Proposed redesign of porch as approved under PA22/05455, new stone-faced boundary walling, insertion of new roof lights and replacement windows.

Location: Tor Barn, Higher Bojewyan, Pendeen. **(T. Cl. No Objection).**

33/23 Application: PA23/01966

Proposal: First Floor Extension.

Location: Avalon. Brea Farm, St. Buryan. **(T. Cl. Objection-Over development of the site).**

34/23 Application: PA23/02993

Proposal: Extension to main dwelling, construction of linked garage and associated works.

Location: Portherras Farm Cottage, Pendeen. **(T. Cl. Objection – Over- development of the site).**

35/23 Application: PA23/03327

Proposal: Application for Non-Material Amendment to PA22/07493 for a single storey extension and alterations namely (1) Changing the 6 degree zinc roofs to a 2 degree GRP felt roof. (2) Raising the floor level

of the living room extension up to that of the main bungalow. (3) Creation of small deck area and ramp down to garden to rear living extension.

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

36/23 Application: PA23/02722

Proposal: Full Planning Application for the conversion of an existing agricultural barn building to one residential dwelling with associated access and landscaping.

Location: Redundant Barn S.E. of Nineveh Barn, Trewellard, Pendeen. **(T. Cl. Objection-Over-development of the site).**

37/23 Application: PA23/03270

Proposal: Retention of fence.

Location: Corner Barn, Lower Boscaswell, Pendeen. . **(T. Cl. Strong Objection– Not in keeping for intended use and too high).**

b) Decisions

Application: PA23/01381

Proposal: Construction of front porch to main dwelling house.

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

Application: PA23/00496

Proposal: Demolition and construction of detached dwelling and associated works.

Location: Penver Cottage, Cape Cornwall Street, St. Just. **Approval** (T. Cl. No Objection)

Proposal: Application for Certificate of Lawfulness for the existing use of Kitticarn as a separate residential unit.

Location: Kitticarn. Escalls Cliff, Sennen. **Granted CAAD's, PIP's and LU's only.** (T. Cl. Noted).

Application: PA23/01863

Proposal: Replacement of single storey rear extension. Replacement front porch. Replacement windows. Removal of chipping and render finish to expose stonework. Revised scheme of PA22/11423.

Location: 4, Bosorne Street, St. Just. **Approval** (T. Cl. No Objection).

Application: PA23/02057

Proposal: Demolition of existing single storey extension and erection of new two-storey extension to rear of building.

Location: 5, Boswedden Terrace, St. Just. **Approval** (T. Cl. No Objection).

Application: PA23/02043

Proposal: Replacement of windows.

Location: Seaward Barn, Lower Boscaswell, Pendeen. **Approval** (T. Cl. No Objection).

Application: PA22/08268

Proposal: Proposed single storey side extension.

Location: 6, Vounder Glaze, St. Just. **Approval** (T. Cl. No Objection).

Application: PA23/02163

Proposal: Demolition of existing single storey extension and erection of new two storey extension at rear of property.

Location: 9, Pleasant Terrace, St. Just. **Approval** (T. Cl. No Objection).

c) **Appeals** PA22/02930 no cost appeal noted.

d) **Enforcements** None

e) **Protocols**

TC. 11 **Organisational Staffing Review and the Development of Strategic Plan**

To consider the above subjects (email sent to councillors). The Organisational Review commissioned last year is nearer completion only a few points left to achieve. One of the points was for the council to create a 3–5-year strategic plan. Another (recommendation 4) was for the council to consider in the future annual HR support if needed the mayor suggested SW Council could be approached; if this became necessary.

RESOLVED: To approve the Deputy Clerk obtaining costings to hire a person (facilitator) to run workshops after the summer recess to help councillors create a strategic plan by the end of the calendar year.

TC.12 **Finance**

a) To approve the accounts for payment to be circulated on the day of the meeting. Accounts for Payment in the sum of £19163.30.

RESOLVED: To approve payments of £19163.30

b) Financial Assistance.
A request for a Grant £1,200 from Outreach Magazine was received.

RESOLVED: To approve a grant of £1,200 be awarded to Outreach Magazine

(c) Letters of Thanks

Chairman's initials_____

Cricket Club/Cornwall, Youth Choir, Centre of Pendeen for recent grants. **NOTED**

(d) Mayors Allowance 2023/24

The mayor was granted £1000 at the start of the year.

NOTED

(e)

The reappointment of the Internal Auditor Mr S. Hudson for FY 23/24.

RESOLVED: to approve the Internal auditor Mr S. Hudson for FY 23/24.

(f) The Town council have received £3,164.21 in CIL Funds

NOTED

TC.13 Plain an Gwarry

Two organisations have requested to use the Plain an Gwarry

RESOLVED:

Permission requested to use the Plain an Gwarry by Lafrowda Festival 8 -16 July 23 was granted.

Permission requested to use the Plain an Gwarry by Dreadnought Theatre 19 June 23 was granted However they need to note work may prevent them using it if it overruns and they be limited to using the area around the Clock Tower.

TC.14 Development of Town Councils Climate Action Plan

Deferred to the next meeting

TC.15 Appointment of Town Council Committees and sitting on outside bodies

The existing membership was thought sufficient with two changes PLP is finishing and no longer needing a councillor and John Swarbrooke will join the Tin Coast Committee replacing Daisy Gibbs.

INTERNAL COMMITTEES FOR 2023/24

Staffing Committee

Martin Cavell Chair

Chairman's initials _____

Robert Chadder Vice Chair
Daisy Gibbs
Fynn Tucker
Farmer Morris

Audit Committee

Robert Chadder Chair
Chris Denley
Jessica Morris
Kevin Casley

Finance Checkers

Robert Chadder
Sue James

Climate (Internal)

Deferred to June's meeting

Councillors decided not to appoint to outside bodies until they had approached the Council. The organisations listed below did, and Councillors have volunteered:

The Tin Coast:

John Swarbrooke

Police Liaison:

Brian Clemens

Emergency Plan

Chris Denley/ Daisy Gibbs/Farmer Morris/ Sue James

St Just Twinning Group

John Swarbrooke

Community Area Partnerships

Sue James / Robert Chadder

TC.16 **Correspondence**

Application for Modification of Definitive Map and Statement of Rights of Way:

Chairman's initials _____

WCA 820 Application to add a Restricted Byway from Unclassified Road U6009 to Classified Road B3306 at Botallack in the Parish of St Just

RESOLVED: To make no comment.

Levant Mine Conservation an invitation to key stakeholder presentation of the Levant Mine Conservation Management Plan (sent by email). John Swarbrooke was able to update the council and stated the report which was produced by specialist consultants Purcell which contains many good suggestions relating to the physical conservation of the site in particular.

Geevor representatives appreciated the fact that Purcell consultants had a single meeting with them to discuss the CMP but sadly little of the outcome from that productive and enjoyable meeting seems to have been incorporated into the final report unfortunately.

In general, the report accords too low a priority to the Tin Coast Partnership (TCP) which was set up to help develop sustainable tourism in St Just and Pendeen. It suggests that developing further opportunities with the TCP is only a medium rather than a high priority for Levant despite the fact that the TCP was developed by the National Trust's (NT) area manager and has been the coordinator of the TCP to date. Given the importance of the work of the TCP to the local economy, society, and environment this seems to be both unfortunate and ill-advised given the NT's desire to improve its reputation locally.

The consultants do not seem to have fully recognised the potential contribution which Levant has played and could play in the local economy. The adoption of the idea of limiting capacity on site through restricting visits to guided tours made great sense during the Covid pandemic. However, going forward this limitation on visitor numbers is having and will have a significant negative impact on the local tourism economy and local businesses.

It is also disappointing that the report does not have specific recommendations relating to the winter opening of Levant as this would greatly assist the development of all-year-round tourism that lies at the heart of sustainable tourism in the area as we seek to reduce seasonality and grow all-year-round employment.

From the point of view of both local residents and the local community the consultants appear to have failed to recognise the importance of the footpath link between Geevor and Levant. This is not just part of the heritage of the Tin Coast it is also a popular recreational route much used by local people. The TCP would like to see this route made more accessible to those with mobility issues without reducing its authenticity as a traditional miners' footpath. in the interests of inclusivity.

This project is important too to the TCP aim of getting visitors to the area to park their cars and explore the area on foot, bicycle, or horse. The National Trust has been a key partner in this project to date. Indeed, it has worked with

Geevor since 2020 so that visitors to Levant are now encouraged to park at Geevor and then walk along this footpath to Levant if they are able to thus keeping traffic off the Levant Road which improves the quality of life of residents in that area.

Furthermore, in their regular meetings and discussions representatives of Levant and Geevor have agreed that it is important for visitors to understand the links between Levant and Geevor as part of the story of the heritage of the Tin Coast.

Therefore, it is very disappointing to see that the consultants appear to not be aware or supportive of these three points for they suggest in Action CW2 that increasing interpretation of the route between the two sites is only a medium rather than a high priority. This is exacerbated by Action CC2 which suggests that the potential purchase of the land between the sites should be seen as just a medium priority when that acquisition would potentially secure the contribution of this footpath to both the local community and the telling of the Tin Coast story to Levant and Geevor visitors.

Despite input from Geevor representatives to Purcell representatives during our meeting the consultants appear to have failed to recognise the full potential of a stronger relationship between Levant and Geevor. Action PC1 talks of the need for Levant to 'maintain open and regular communication with Geevor mine to share lessons learnt, anticipated challenges and successes. This totally ignores the potential benefits that both parties have already agreed would be gained from more concrete examples of cooperation such as joint tours of the two sites and the Geevor learning team helping to provide an education experience for school and university groups that encompasses Levant as well as Geevor given that the history of the two sites is intertwined.

Policies V1 and V2 make great sense in terms of capturing the experiences of ex-miners while they are still with us. That is certainly what Geevor has been doing so that it now has a large oral history archive. It would be pleased to share its expertise with the National Trust and indeed some of the Geevor staff have experience of working at Levant that they would be pleased to share with the National Trust colleagues at Levant. Indeed, several Geevor staff and volunteers have expertise about Levant and its buildings and structures that they would be pleased to share for the benefit of Levant.

I want to stress that I and the Geevor team have a good relationship with Ian Marsh and the Levant NT team and we hope that the CMP helps develop a successful and sustainable future for Levant.

However, I think that is more likely if the comments above are taken on board but equally importantly I think the points made here will also help to strengthen the positive role which Levant can play in the future of the local community in St Just and Pendeen

TC. 17 **Letter of Support against Hayle Sea Pollution.**

Chairman's initials_____

The Council discussed the request for a letter of support regarding Hayle Sea Pollution and steps to prevent its pollution.

RESOLVED: To approve sending a letter of support to Hayle Town Council.

TC.18 Information Items and Matters to Report

Plans for 20 mph roll out in the West Penwith Community Network Area (WPCNA). A resident asked if their road could be included who had also approach. One route which needs to be reviewed is the route at Pendeen stores to the housing estate 30 is too high. It should be 20 miles it would also save on signage and confusing drivers.

A revised Meeting schedule for 23/24 was agreed.

St Just in Bloom would like two water butts installed outside The Toilets to which the Council agreed. They mention they had a grant from SW water to pay for the butts.

Cllr. Brian Clemens Land's End Division Cornwall Council forwarded his report ahead of meeting and referred to key points.

I would like to start my report by thanking the Clerk and Chair and all Councillors for your support over the last twelve months.

As you will all be aware the Network Panels have ceased to be and we are moving on to the twelve Community Area Panels which will soon have their inaugural meetings which will also be the AGM when Charis and Vice Chairs will be elected, The main focus and the main difference will be that you as Town and Parish Councils will have more control and powers within your communities coupled with an opportunity to have more say with regards the budget setting process at County level and also you will be consultees with regards other partners decision making that may impact your area.

As you will already be aware more funding opportunities have become available with advent of the good growth fund and other funding opportunities coupled with that will follow.

You will have received a request to nominate a Council rep to act on your behalf this is to enable them to be contacted direct by the Localism Team so as they are fully aware of all that is happening at the same time as Local Members and will be best placed to Inform the other members of their Councils.

Whilst I am pleased that my intervention at Full Council led to a Full Audit of the Fire and Rescue Service with the help and support from across the chamber and led to the retention of the Tolvaddon call centre there is still much that needs to done to bring the service up to an acceptable level and I along with support from CLLR Jim Mc Kenna and others will continue to support our Fire Service Personnel.

Many of the small Highway schemes that the Network Panels Funded are coming to fruition and this will continue with the CAPS.

The uptake of the Shared Prosperity Fund Grants is going well and the capacity Fund is proving invaluable to many small Councils and community

groups that have struggled with the ability to gain access to funding previously, this is something I raised at the first meeting held to how we could improve how the CAPS be improved on what we had with Network Panels.

Much was made by some on whether we should have a Mayor for Cornwall my position was and still is that the process was not democratic and we could be better served with system presently in place.

The opposition group leaders are constantly meeting to formulate what they think should be the priorities for Cornwall going forward and while as you can imagine there will always be differences of opinion on some issues for the most part they can and do work well together.

Housing is on many people's mind at the moment and it is encouraging for me as local member to four Councils to see the effort being put in by many to fully engage with both the Council and other providers to do what they can for the residents of their Parishes.

The monthly meetings with the TRI SERVICE OFFICER and the PCSO continue to help many residents with numerous queries coming our way and I would like to publicly than Andy Marten and Andrew Tonkin for the time and effort they put in even attending sometimes when they are on rest days.

The Community Hubs have really picked up after a slow steer and with the cost-of-living crisis having made life difficult for so many this winter it has been much appreciated and praise must go Annette Eatock for her persistence and dedication in supporting all the venues and committees involved.

Once more many thanks for all the support and advice over the last year and I look forward to working with you all in the coming twelve months.

An email had been received and shared with councillors on a individuals housing situation who currently in the Helston area. The council can't do anything since he does have the remit but it is hope to invite a housing association to come and hold a presentation in the town and hope the individual contacts the CAB for advice.

TC.19 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.20 Devolution Costings

To consider the various costings aspect of the Car Parks and Toilets which were recently taken over by the council. Councillors were given a report for information along with a detailed Condition Report on the Public Toilets by the Deputy Clerk. The report contained items on bay lines for which costings are being obtained. The SLA for toilets is being chased up. Electrical work was discussed and certification needed to be renewed.

Chairman's initials_____

RESOLVED: The Deputy Clerk has authority to obtain EIRC's for the Toilets.

TC.21 **Insurance**

The 23/24 insurance renewal was discussed and agreed. The cost is £2696.03 and is part of a five-year agreement.

RESOLVED: To renewal insurance with current provider.

TC.22 **Benches**

The costing of repairing benches were discussed and the Council went for Mr Neil Hancock costing. A resident has asked if a bench name plate could be added to a bench.

RESOLVED: To appoint Mr Hancock on his hourly stated rate.

RESOLVED: approval has been given the individual will provide the name plate.

TC.23 **Recruitment of Staff**

A vacancy will arise on 1 August 23 on the retirement of the current Clerk and RFO. The Town council asked the Staffing Committee to recruit a replacement. The Staffing Committee will meet on 16 May 23.

The meeting closed at 10.02 pm

Chairman's signature _____ Date _____

Chairman's initials _____