



MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in the Library, St Just, on Monday 24 July 2023 at 7.00 pm.

Present

Sue James Mayor
Daisy Gibbs Deputy Mayor

Councillors

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

Also Present: Cas Leo (Town Clerk) Hester Hunt (Deputy Town Clerk) Callum Evans (Business Administration Apprentice) and 18 members of the public.

TC.45. PUBLIC PARTICIPATION

Chloe Pitt (Laurence Associate on behalf Mr & Mrs Holman) was in attendance and spoke to pre-app - Proposed Construction of Dwellings Land to rear of Old Foundry Close, Nancherrow, St Just TR19 7QS (21356).

Jill Stott and Delia Webb were in attendance representing the Tin Coast Partnership to demonstrate and explain the Visitor Hub initiative.

Alfred Crocker was in attendance and spoke in favour of Agenda No. 15 Clothing Bank request.

Catherine Robinson was in attendance and spoke about issues relating to footpaths 21/1 and 21/2.

TC.46. APOLOGIES FOR ABSENCE

Apologies for absence were received from Chris Denley, Farmer Morris, Jess Morris and Harvey Thomas.

At this point the Mayor informed the meeting that Harvey Thomas had resigned from the council on 23 July 2023 and the process for advertising the vacancy would be activated shortly.

TC.47. DECLARATIONS OF INTEREST

Chairman's initials_____



None.

TC.48. DISPENSATIONS

None.

TC.49. MINUTES OF THE ST. JUST TOWN COUNCIL MEETING HELD ON 19 JUNE 2023

Following consideration, it was

RESOLVED – that the Minutes of the St. Just Town Council meeting held on 19 June 2023, subject to a minor amendment to min.no. TC.37, be approved as true and accurate record and signed by the Chair.

TC.50. MATTERS ARISING

There were no matters arising.

TC.51. PLANNING

a) **Applications**

53/23 Application: PA23/03886

Proposal: Single storey extension, porch, internal and external alterations and changes to windows, doors and roof.

Location: Kitticarn, Escalls Cliff, Sennen **(T.CI. Objection – inappropriate use of materials and design for landscape)**

54/23 Application: PA23/03898

Proposal: Proposed use of rear extension as a holiday let.

Location: 24, Cape Cornwall Street, St. Just. **(T.CI. Strong Objection- in support of World Heritage Site comments)**

55/23 Application: PA23/04376

Proposal: Replacement of two statics with two lodges.

Location: Kelynack Caravan Park, St. Just. **(T.CI. Objection – Overdevelopment of site and support for Countryside Access Officer comments)**

56/23 Application: PA23/0150

Proposal: Listed Building Consent – Removal of optics and mercury bath and installation of new light. Installation of lightning protection,

Chairman's initials _____



installation of air vent into main lighthouse door. Installation of Electric Vehicle (EV) charging point.

Location: Pendeen Lighthouse, Pendeen. **(T.CI. No Objection)**

57/23 Application: PA23/04544

Proposal: Retention of two moveable containers for storage of agricultural machinery and construction of new tractor shed.

Location: Land North of Boscean Pottery, St. Just. **(T.CI. Objection – development in countryside)**

58/23 Application: PA23/04441

Proposal: Application for amended design for conversion and extension of existing (now redundant) campsite shower block into a dwelling (previous approval PA20/10430). Change of use of campsite to dwelling as previous approval PA20/10430.

Location: Bosavern House, Bosavern, St. Just. **(T.CI. No Objection)**

59/23 Application: PA23/05066

Proposal: Proposed single storey extension providing office and dining areas.

Location: 46, Cape Cornwall Street, St. Just. **(T.CI. No Objection)**

40/23 Application: PA23/03240 - Revised

Proposal: Construction of agricultural barn and 3 No. polytunnels. . **(T.CI. No Objection)**

Location: Land North West of Pednandrea, St. Just. . **(T.CI. No Objection)**

60/23 Application: PA23/05034 - Retrospective

Proposal: Construction of a pond.

Location: Land South of Pengelly, Bosavern, St. Just. **(Request to defer to next meeting (4 September 2023) until all consultee comments are received and Airport Bird Management Survey is completed by the applicant)**

61/23 Application: PA23/051506

Proposal: Chloe B) Proposed timber summer house sited on lower terrace of garden.

Location: 1, Tregeseal Hill, Tregeseal, St. Just. **(T.CI. No Objection)**

62/23 Application: PA23/05465

Proposal: Demolition of conservatory, construction of garden room.

Location: Penrose, 1, Nancherrow, St. Just. **(T.CI. No Objection)**

63/23 Application: PA23/05340

Proposal: Single storey extensions and alterations previously approved and commenced under PA22/07493. Amendment sought for raising floor



level in lounge extension including external steps instead of internal steps.

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

64/23 Application: PA23/04576

Proposal: Construction of portal frame workshop on existing business premises and extension of storage yard area.

Location: The Old Piggery, Boswedden Vean, St. Just. **(T.CI. No Objection)**

65/23 Application: PA23/04892

Proposal: Proposed dwelling and garage joined to existing office building.

Location: Land North of Bosavern Cottage, Bosavern, St. Just.
(Request to defer until World Heritage Site, AONB and Highways consultees have commented)

b) Decisions

Application: PA23/04135

Proposal: Certificate of Lawfulness for the existing use of a flat roof front extension.

Location: The Barn, Boswedden Farmhouse, St. Just. **Granted CAADs, PIPs and LUs only** (T. Cl. Noted).

Application: PA23/01966

Proposal: First floor extension.

Location: Avalon, Brea Farm, St. Buryan. **Refusal** (T. Cl. Objection – Overdevelopment of the site).

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

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.
Withdrawn: (T. Cl. Objection).



Application: PA23/04787

Proposal: First floor extension.

Location: Land adjacent Pans Teg, Calartha Road, Pendeen. **Not acceptable as amendment.** (T. Cl. No Objection).

Application: PA23/03270

Proposal: Retention of fence.

Location: Corner Barn, Lower Boscaswell, Pendeen. **Refusal** (T. Cl. Objection).

Application: PA23/03540

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

Location: Creek Barn, Tregeseal, St. Just). **Refusal** (T. Cl. Objection).

Application: PA22/10958

Proposal: Retention of repair work including re-slating of the main roof, replacement of certain external windows with double glazed units, removal and re-installing internal stud walls on the first floor, installing a new ceiling and re-slating the front door porch.

Location: Jasmine House, Bosworlas, St. Just. **Approval** (T. Cl. No Objection).

c) Appeal

PA22/05663 Seaward Barn, Lower Boscaswell, Pendeen – **Appeal dismissed**

d) Enforcements None

e) Protocols None

It was noted that if information were to be received on deferred items, St. Just Town Council could hold an extraordinary meeting ,with a provisional date of 14 August 2023.

TC.52. FINANCE

a) **Accounts for Payment** in the sum of £30,774.99.

It was

RESOLVED: To approve payments of £30,774.99.

b) **Grant Applications**

None received.

c) A thank you email had been received from Children's Ark Pendeen.

Chairman's initials_____



TC.53. CORRESPONDENCE

- a) Road markings requested at benches by No Go By Hill brought back from previous meeting for comment by Cornwall Councillor.

Cllr Clemens to speak to local Tri-Service Officer to seek a solution.

- b) Email from Ramblers – Tinnens Way

It was

RESOLVED: to send support to prioritise and promote the Tinnens Way , in line with the letter from Ken Sharp of Cornwall Ramblers to Sophie Hosking, Director for Neighbourhoods, Carol Mould, Cabinet Member for Neighbourhoods and Martin Elvey, Cabinet Member for Environment and Climate Change, copying in Ken Sharp.

- c) Trewellard Bus Stop sign

Cornwall Council had received a request for an additional bus stop to be provided in Trewellard. Currently the bus stops are located adjacent to the Meadery and the garage. Following a site visit by officers it was suggested that the only safe place that had provision of a footway would be adjacent to the Workshop Units. Local support for the installation of a new bus stop post/flag at this location to provide a new stop was sought.

Following discussion, it was

RESOLVED: to write to Cornwall Council in support of siting the new bus stop adjacent to the Workshop Units.

- d) Scything Meadows email

The council had received information relating to a Scythesman who was moving to the area offering his services. It was agreed to note and keep his details on file.

- e) CAPS (Community Area Partnership) subgroups and action notes (already circulated)

Noted.

- f) Application to use Plain an Gwarry (email already circulated)

Ms Eavis had submitted a request to use the site on 30 August 2023. Following discussion it was,



RESOLVED: that the Town Council gave permission for the use of Plain an Gwarry on 30 August 2023.

It was reiterated that dogs are not allowed on site and that event holders should be responsible for ensuring that those who attend their events are aware of this rule.

TC. 54. INFORMATION ITEMS AND MATTERS TO REPORT

a) Cornwall Councillor report

'As you will probably be aware at the inaugural meeting of the CAP (Community Area Panel) I was elected as chair for the coming year.

As always I will endeavour to do the best I can to ensure that the communities I represent get the most they can at every opportunity.

As a Councillor advocate for the office of the Police and Crime Commissioner this week I attended the annual Roads Policing Seminar.

Much progress has been made recently with modern technology playing a major part in the strategy going forward, The force now have two motorcycle officers dedicated to spot speed checks and also they assist the growing number of community speed watch teams across the two Counties.

Another new initiative is the use of drones now that the relevant licensing is in place.

One of the most effective tools at present is the use of dash cam and mobile phone footage an initiative which commenced in December 2021 with 130 cases successfully prosecuted through the courts this has steadily risen with the campaign entitled operation SNAP with the figures for last month June 2023 standing at 648 prosecutions.

Another positive is the introduction of average speed cameras in several locations that have a history of fatal crashes.

While they are effective in order to get the funding the biggest hurdle is the data has to be accurate and collected over a period of time to warrant the considerable cost A39 cameras alone took a dedicated team and the considerable effort of the local member 10 years to achieve.

That said now the benefits are clear to see and recent data clearly shows a remarkable change it may be the case that the Council and the Police will lobby harder for more locations to be added to the system.

Chairman's initials _____



The CAP sub-committee nominations are in and I will be meeting with Guy Pace the Community Link Officer for our area to select those applicants we feel give a good representation of both the geographical spread and have the experience to represent the cap and bring a concise and in depth report back to the full meeting for appraisal and sign off with regards funding bids and highway scheme projects.

My work within the children and families scrutiny committee continues to bring rewards and on the 19th of this month I will be attending the Homecoming event at the Heartlands complex to see the culmination of the charity ride by members of those raised in care the invite comes after I raised and the committee supported a call for those leaving care to have the option of a bus pass extension to aid them in getting to college and work placements'.

Cllr Clemens had circulated the latest figures for the Devon and Cornwall Police Force to members having had complaints around the lack of effective policing.

b) Footpaths Penwith Landscape Partnership (PLP) legacy

Noted.

c) Penwith Moors SSSI

Noted.

d) Mayor's Sunday

The Mayor proposed that a service and reception would be held in Pendeen Church and Parish Rooms on 24 September 2023 with this year's theme being a tribute/celebration of the parishes young people.

e) Train Ticket Office Closures

Members agreed that the more marginalised and at times disadvantaged residents in the parish did not all have easy access to on- line booking services. Also, the most 'IT savvy' residents had times when visiting the ticket office had been the most effective way to plan their journey.

It was,

RESOLVED that:

St Just Town Council opposes the closure of Railway Station ticket offices and specifically the one at Penzance.



f) Threat to Mobile Post Offices

This matter was ongoing and noted.

g) Miners Chapel Trustees meeting -update from the Mayor

Noted

h) LEPCLT (Lands End Peninsula Community Land Trust) funding

It was noted that LEPCLT had been awarded £21,300 from the Community Capacity Funding to start obtaining the necessary surveys and reports to put together a planning application for affordable housing at Lafrowda Close.

i) Speeding -Botallack

Concerns had been raised about speeding between Creswell Terrace and the turn-off to Botallack village. Cllr Clemens would speak to Cornwall Highways on this matter. Cllr Clemens also mentioned that here was a possibility of purchasing a set of Vehicle Activated Speed signs for the parish .The Deputy Town Clerk was asked to obtain further information on this and bring back to the September meeting.

TC.55. 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.56. CCTV – REVISED QUOTE

Following discussion, it was

RESOLVED: that the council accept the revised quote and give delegated authority to the Deputy Town Clerk to progress the installation.

This would be phase one of a two phase installation.

Chairman's initials_____



TC.57. CAR PARK UPDATE

a) Bay-Line quotes

It was agreed at the 13 March 2023 Ordinary meeting of the council that the following quotes would be obtained:-

St. John's Terrace, Pendeen

- Bay lines including disabled parking spaces in appropriate part of the car-park, cycle/ motorcycle bays, 1 electric charging point bay ; and

Lafrowda, St. Just

- Renew bay lines and disabled parking spaces, add cycle/motorcycle bays, add bay-lines in former recycling area , 1 electric charging point bay.

Three quotes were received - Quote A CP lines, Quote B CP lines and Quote C CP lines.

Following consideration it was

RESOLVED: to appoint contractor - quote A CP lines.

b) Height Restriction Barrier -St. Just Car-Park

At the ordinary council meeting on 19 June members requested that quotes be sought for a height restriction barrier for the main entrance to St. Just Car-Park. Two quotes were sought and received (Quotes A and B) . One quote was for supply and installation B and one for supply only A. An additional quote was obtained for installation only.

Following discussion it was

RESOLVED: to appoint contractor quote B subject to the company having the necessary licences to undertake street works. If not, then contractor quote A would be appointed and the quote for installation accepted.

c) Enforcement

Members noted the replies received.

d) Signage

Signage at the entrance to the 'old recycling area' was scheduled to be installed shortly by the contractor.



e) Grass -cutting quote

A quote for the extension to the existing contract had now been received from the contractor.

Following consideration it was

RESOLVED: to accept the quote and ask the Deputy Town Clerk to liaise with the contractor on timings.

f) Clothing Bank request

Members considered the report and following discussion, it was

RESOLVED: to agree in principle to the siting of a clothes bank at the St. Just (Lafrowda) car-park and the car-park at Pendeen. These should be on land not within the curtilage of the car-park in an existing parking space.

TC.58. TOILETS – UPDATE

RESOLVED: to accept the Service Level Agreements received from Cornwall Council and instruct the Town Clerk to sign and return on behalf of the council.

It was also

RESOLVED: to instruct the Town Clerk to request that the toilets at Pendeen are locked overnight.

TC.59. PENDEEN PLAYPARK

Following the submission of a CIL funding Expression of Interest, Cornwall Council had invited the council to submit a full bid application.

TC. 60. BUSINESS RATES IN THE LIBRARY

An opportunity to appeal the rateable value applied to the area occupied by the Library had arisen.

Chairman's initials_____



Following discussion, it was

RESOLVED: to appeal the rateable value and instruct the specialist to proceed on the council's behalf.

TC. 61. GROWTH FUND

Noted.

TC.62. STAFFING UPDATE

Hester Hunt(Deputy Town Clerk) and Callum Evans (Business Administration Apprentice) left the meeting.

The background and implications associated with this item were set out by the Town Clerk.

Following consideration, it was

RESOLVED that the recommendations, as set out by the Town Clerk , be approved.

The meeting closed at 10.10 pm

Chairman's signature _____ Date _____

Chairman's initials_____