

ST. JUST-IN-PENWITH TOWN COUNCIL

St Just Town Council Offices
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Date of Issue: 13 December 2023

ORDINARY MEETING

Dear Councillor

You are hereby summoned to attend the Ordinary Meeting of the Town Council to be held as follows:

Date: Monday 18 December 2023
Time: 7.00pm
Venue: St Just Library

For the purpose of transacting the business on the agenda below

Sue Ninnis
Town Clerk

To

Mayor: Sue James
Deputy Mayor: Daisy Gibbs

Councillors

Kevin Casley
Martin Cavell
Robert Chadder
Brian Clemens
Chris Denley

Farmer Morris
Jess Morris
John Swarbrooke
Fynn Tucker
Jill Taylor

AGENDA

1. Public Address at Council Meetings

A period of fifteen minutes will be set aside to enable members of the public to put questions directly to the Council. Anyone wishing to put a question to the Council must do so by submitting it in writing by no later than 10.00am on the Friday preceding the meeting.

Amy Sanders Planning Application PA23/08502

Holly Whitelaw – library of things and energy projects

2. Apologies for Absence

3. Declarations of Interest

4. Dispensations

5. Minutes

To consider passing the following resolution:

That the Town Mayor signs as a true and accurate record the Minutes of the Ordinary Meeting of the Town Council held on 20th October 2023.

6. Matters Arising

To consider any matters arising from the signed minutes.

Update on bus shelter - funding has run out for this year so we need to apply in April 2024.

7. Planning

a) Applications As part of the formal consultation process, the Council's comments are sought on applications received from Cornwall Council since the last meeting, as set out on the attached schedule. Copies of the applications are available for inspection at the Town Council Offices.

101/23 Application: PA23/07723

Proposal: Partial raising of roof to provide first floor bedroom and ensuite.

Location: Gwel an Mor, Levant Road, Trewellard, Pendeen.

102/23 Application: PA23/08668

Proposal: Construction of replacement garage with incidental roof storage and associated works.

Location: Trevegean Farm, Trevegean, St. Just.

103/23 Application: PA23/06863

Proposal: Proposed new-build single storey PA23/00276 dated 29/03/2023.

Location: Land adjacent Pans Teg (Head of the Del) Calartha Road, Pendeen.

104/23 Application: PA23/09224

Proposal: Replacement roof on S.W. facing (front) and smaller N.E. facing (rear).

Location: 9, Bank Square, St. Just.

105/23 Application: PA23/05747

Proposal: Demolition of existing flat roof garage and replacement with a new pitched roof garage.

Location: Carrallack Villa, St. Just.

106/23 Application: PA23/08502

Proposal: Removal of rear conservatory and construction of single storey rear extension. Removal of stone chippings and replacement with painted render and timber boarding.

Location: Land to South of Seaward Barn, Lower Boscaswell, Pendeen.

107/23 Application: PA23/09481 – **For Information Only**

Proposal: Works to trees in a Conservation Area (TCA) Hawthorne tree – Propose to remove it completely.

Location: 8, Tregeseal Terrace, St. Just.

108/23 Application: PA23/09300

Proposal: Demolition of existing dwelling (dangerous due to subsidence) and construction of new dwelling.

Location: Highclere, Truthwall, St. Just.

109/23 Application: PA23/09343

Proposal: Refurbishment and conversion of existing flats and bedsits including proposed loft conversion to form 5 apartments over first, second and attic floors with associated works including 2 No. dormer windows and insertion of 4 No. roof lights.

Location: Arica House, 13, Market Square, St. Just.

110/23 Application: PA23/03347

Proposal: Temporary rural workers dwelling and conversion of existing cow shed to form a barn for land maintenance tools, produce and animal feed storage with greenhouse extension for growing year round crops.

Location: Land and Caravans South of the Count House (Stack Field Farm) St. Just.

111/23 Application: PA23/09857 – **For Information Only**

Proposal: Works to trees in a Conservation Area (TCA) – 3 Leylandii to remove.

Location: The Old Barn, 24, South Place Gardens, St. Just.

86/23 Application: PA23/07912 – **Amended Plans**

Proposal: The renovation and Ground Floor extension to a detached single storey occupancy dwelling with a replacement garage, tree works and demolition in a Conservation Area.

Location: Atlantic View, Carnyorth Terrace, Carnyorth, St. Just.

b) Decisions:

Application: PA23/07825

Proposal: Single storey rear extension and replacement terrace.

Location: Pine Lodge, Carrallack Lane, St. Just. **Approval** (T. Cl. No Objection).

Application: PA23/03898

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

Location: 24, Cape Cornwall Street, St. Just. **Refusal** (T. Cl. Strong Objection – In support of WHS comments).

Application: PA23/04576

Proposal: Application for Permission in Principle for the proposed construction of 2 semi-detached dwellings (minimum and maximum of 2 dwellings).

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

Application: PA23/07065

Proposal: Remove existing damaged pebbledash and render. Replace with cement render and exterior paint in pale grey.

Location: 9, Lower Boscaswell Parc, Pendeen. **Approval** (T. Cl. No Objection).

Application: PA23/07863

Proposal: Conversion and extension of redundant piggery to form dwelling and associated works.

Location: Redundant piggery adjacent to The Byre, Higher Bosavern, St. Just. **Withdrawn** (T. Cl. Objection).

Application: PA23/08058

Proposal: Internal alterations and replacement of rear elevation windows and addition of roof lights.

Location: 36, Queen Street, St. Just. **Approval** (T. Cl. No Objection).

Application: PA23/05392

Proposal: Single storey rear extension and replacement terrace.

Location: 1, Church Street, St. Just. **Approval** (T. Cl. Support).

Application: PA23/06988

Proposal: Construction of Agricultural Storage Barn.

Location: Carn House, St. John's Terrace, Pendeen. **Approval** (T. Cl. No Objection).

c) Appeals if any.

d) Protocols/notices if any.

PA23/08102 – Carrack Farm Sub division of existing dwelling to form 2 dwellings - Withdrawn

PA23/05856 – Bosorne Road – creation of an agricultural gateway onto the public highway – agree with recommendation of the planning officer

PA23/08450 – Yew Tree Cottage Botallack – removal of rear conservatory and construction of single storey rear extension – agree with recommendation of planning officer

PA23/08793 – Chyvounder, Bollawal, St Just – Construction of a garden pod and garden area – agree to disagree with the Planning Officer

8. Finance

- a) Accounts for Payment.
- b) Grant Aid Applications £14k in the budget
 - St Just in Penwith Men's Shed £1000
 - Defib for Bosavern Community Farm £750
 - Pendeen Gig club - £3120
- c) Precept/Budget Proposal for discussion next month

9. Correspondence

10. Information Items and Matters to Report

- a) Cornwall Councillor report attached
- b) Strategic Plan – report attached
- c) Town Vitality Fund – report attached
- d) Off Street Parking Consultation - email disseminated
- e) Rural Market Town Group – email disseminated Join for £97 a year
- f) Electric Vehicle Charging Strategy – slides disseminated on email

11. Exclusion of the Press and Public that

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).

Cleaner Vacancy – see report attached

Toilet Cleaning - see report attached

Interview Training for staffing committee – 22nd January 6pm