



MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in the Library, St Just, on Monday 9th October 2023 at 7.00 pm.

Present

Sue James Mayor

Councillors

Kevin Casley	Farmer Morris
Martin Cavell	John Swarbrooke
Robert Chadder	Fynn Tucker
Daisy Gibbs	Chris Denley

Also Present: Sue Ninnis (Town Clerk) Hester Hunt (Deputy Town Clerk) and 6 members of the public.

TC.73. PUBLIC PARTICIPATION

Jonathon Olds spoke regarding item 71a
4 applicants for the casual vacancy attended: Peter Gardner, Jill Taylor, Kenny Trembath and Tom Westfoot.
One other member of the public was in attendance but did not speak.

TC.74. APOLOGIES FOR ABSENCE

Apologies for absence were received from, Jess Morris and Brian Clemens.

TC.75. DECLARATIONS OF INTEREST

Sue James declared an interest in Item 9d Supporting letter for the skatepark along with Daisy Gibbs.

TC.76. DISPENSATIONS

Sue James had a dispensation to speak at Item 9d supporting letter for the skatepark.

TC.77. MINUTES OF THE ST. JUST TOWN COUNCIL MEETING HELD ON

Chairman's initials_____



4th September 2023

Following consideration and alterations for amendments, it was Proposed by Robert Chadder and seconded by Kevin Casley **Proposal/Resolution** – that the Minutes of the St. Just Town Council meeting held on 4th September 2023, be approved as true and accurate record and signed by the Chair.
Unanimous.

TC.78. MATTERS ARISING

It was agreed that the way the minutes are recorded would be an item on the next full council agenda for a full discussion.

TC.79. PLANNING

ST JUST-IN-PENWITH TOWN COUNCIL

09-10-2023

PLANNING

a) Applications

77/23 Application: PA23/06988

Proposal: Construction of agricultural storage barn.

Location: Carn House, St. John's Terrace, Pendeen

T. CL No objection

78/23 Application: PA23/04632

Proposal: Site improvement works comprising: extension and refurbishment of existing amenity block and reception including upgrades to associated paths: relocation of 1 service area: 1 No. motor home service point and of chemical disposal point: new external dog wash and bin store: 1 No. new staff hardstanding: upgrade of 1 No. staff pitch to manager pitch: installation of solar panels: extension to internal road into the camping field and road widening,

Location: The Camping and Caravan Club, Higher Tregiffian Farm, Sennen.

T.CL No objection but note the public footpath in the plans

79/23 Application: PA23/05213

Proposal: Change of use of two annexes to form two holiday lets.

Location: The Old Vicarage, Church Road, Pendeen.

T.CL No objection

80/23 Application: PA23/07482

Proposal: Proposed 2 storey extension with variation of Condition 2 of Decision PA22/10117 dated 11/01/2023

Location: 8, Jubilee Place, Pendeen.

T.CL No objection

Chairman's initials_____



81/23 Application: PA23/02481

Proposal: Erection of a detached stable and tack room/feed store.

Location: Stable and Tack Room, Carn Glaze Farm, St. Just.

T.CL Objection agree with AONB

82/23 Application: PA23/07706

Proposal: Application for discharge of a planning obligation dated 26/11/2001 in respect of Decision Notice W1/00/P/0847 – the 106 Agreement to be removed.

Location: Gurland Barn, St. Just.

T.CL No objection to discharge 106 agreement but still tie property to main building

83/23 Application: PA23/07825

Proposal: Single storey rear extension and replacement terrace.

Location: Pine Lodge, Carrallack Lane, St. Just.

T.CL No objection

84/23 Application: PA23/07703

Proposal: Works to trees within a Conservation Area – Works to G1 (group of Leyland Cypress), G2 (Sycamore group), T1 (Sycamore) and T2 (Sycamore)

Location: Pedn-An-Laaz, Carrallack Lane, St. Just.

T.CL Noted

b) Decisions:

Application: PA23/03416

Proposal: Advertisement consent for proposed signage.

Location: Unit A, Penlee House, 8, Market Street, St. Just. **Approval** (T. Cl. No Objection).

Application: PA23/05729

Proposal: Listed Building Consent for proposed signage.

Location: Unit A, Penlee House, 8, Market Street, St. Just. **Approval** (T. Cl. No Objection).

Application: PA23/03829

Proposal: Reserved matters application for appearance, landscaping, layout and scale (details following outline consent PA20/00878 dated 19/06/2020 for a dwelling.

Location: Land to North West of East Levant Engine House, Trewellard, St. Just.

Refusal (T. Cl. Objection).

Application: PA23/04892

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

Location: Land North of Bosavern Cottage, St. Just. **Withdrawn** (T. Cl. No comment made as awaiting comments from AONB/WHS/Highways).

Application: PA23/02993



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

Location: Portherras Farm Cottage, Pendeen. **Withdrawn** (T. Cl. Objection).

Application: PA23/05484

Proposal: Listed Building Consent for proposed signage.

Location: 2, Gews Farm Barns, Bethany Place, St. Just. **Approval** (T. Cl. Support).

Application: PA23/0367

Proposed dwelling to replace an existing residential building, formation of vehicle access and associated works.

Location: Land West of 19, Carrallack Terrace, St. Just. **Withdrawn** (T. Cl. Objection).

c) **Appeals** None

d) **Enforcements** None

e) **Protocols** None

TC.80. FINANCE

a) **Accounts for Payment** in the sum of £17522.22.

It was

Proposal/Resolution: To approve payments of £17522.22.



St. Just-In-Penwith Town Council

Schedule Of Invoices For Payment

Budget 2023 / 2024

9th October, 2023



Costs - Description						
Date	Amount	TC	Item	Payee	Description	
1 11/09/2023	£34.07	Pd	Debit Card	South West Water	02 August - 01 September	1
2 11/09/2023	£395.00	Pd	BACS	Karn Solutions	Inv. No. 8439	2
3 13/09/2023	£550.18	Pd	BACS	Reach Publishing Svcs Ltd	Casual Vacancy Advert	3
4 13/09/2023	£720.77	Pd	BACS	Cornwall Garden Services	Inv. No. 30786	4
5 13/09/2023	£1,383.95	Pd	BACS	Conserv Facilities Ltd.	Inv. Nos. 036188/9	5
6 13/09/2023	£119.98	Pd	Debit Card	Amazon	Office chair	6
7 18/09/2023	£48.00	Pd	BACS	Cornwall Council	Inv. No. 8100401228	7
8 20/09/2023	£15.70		Direct Debit	Concorde	Inv. No. 561080	8
9 20/09/2023	£35.00	Pd	BACS	Jacqueline Garratt	Inv. No. 231 - window cleaning	9
10 20/09/2023	£30.20	Pd	Debit Card	EDF Energy	12 March to 12 September	10
11 27/09/2023	£24.81	Pd	Debit Card	Coop/Premier/News Centre	Mayors Sunday Refreshments	11
12 27/09/2023	£16.79	Pd	BACS	Sue Ninnis	Mileage Allowance	12
13 27/09/2023	£375.00	Pd	BACS	Permanently Brilliant	Inv. No. 0170 - Strategic wshop	13
14 27/09/2023	£33.20	Pd	BACS	Cornwall Garden Services	Inv. No. 30757 - Car Park sign	14
15 27/09/2023	£28.48	Pd	Debit Card	Amazon	Stationery	15
16 02/10/2023	£720.77		BACS	CGS Contractors S.W. Ltd	Inv. No. 1058	16
17 04/10/2023	£300.00	Pd	BACS	Della Catering	Inv. No. 46	17
18 04/10/2023	£89.54		Direct Debit	Biffa	Inv. No. 522T76643	18
19 04/10/2023	£138.68		Direct Debit	Biffa	Inv. No. 522T6644	19
20 09/10/2023	£101.00		BACS	Ian Watling	Inv. No. 69	20
21 09/10/2023	£88.18		BACS	Conserv Facilities	039022/23 S.J. Toilet consumables	21
22 09/10/2023	£82.72		BACS	Conserv Facilities	039024/25 Pendeen Toilet consumables	22
23 09/10/2023	£1,950.90		Direct Debit	HMRC	Tax & N.I. contributions - September	23
24 09/10/2023	£1,976.89	Pd	BACS	Cornwall Council	Staff pension contributions	
25 09/10/2023	£8,262.41	Pd	BACS	Individuals	Staff salaries	
26						
27						24
28						25
29						26
30						27
31						28
32						29
Total	£17,522.22					

= Town Council Already Approved

X 04/09/2023 Signed:

BACS payments approved:

Mayor -

Deputy Mayor -

Town Clerk

Chairman's initials _____



b) Grant Applications

Just Fun Play Group - £450

Proposed Farmer Morris, Seconded Robert Chadder, unanimous

Proposal/Resolution: to grant £450 to Just Fun Play Group

TC.81. CORRESPONDENCE

a) Height Barrier complaint – Jonathan Olds

Mr Olds informed the council of his concerns regarding the height barrier in the car park and how it would affect local people who only had vans. He also spoke about the lack of parking in the area.

b) Audit Proposal – Steve Hudson

It was agreed to continue with the contract for the external auditor. Proposed Robert Chadder, Seconded Daisy Gibbs, unanimous

Proposal/Resolution: to continue with the contract for Steve Hudson

c) Cleaning in the car park costs - £512.90 for the 2 sites from April 2024 to March 2023. It was agreed to take on this cost. Proposed Farmer Morris, seconded Robert Chadder, unanimous

Proposal/Resolution: to retain this cleansing service with Cornwall Council

d) Email St Just Skatepark and recreation ground committee asking for a letter of support for CIL funding for an all-weather pitch. Daisy Gibbs and Sue James declared an interest, Daisy left the room, Sue spoke with a dispensation and then left the room for the vote. Proposed: Robert Chadder, seconded Martin Cavell, unanimous.

Proposal/Resolution: to provide St Just skatepark and recreation ground committee with a letter of support.

e & f) Application for Modification of Definitive Map and Statement of Rights of Way: WCA 825 Application to upgrade a section of Public Footpath 74 St Just in Penwith to a Restricted byway from Unclassified Road U6002 (OSGR: SW 3722/3146) to classified road C0095 in the Parish of St Just in Penwith.

– This information was noted.

g) Cornwall Council Budget Consultation – noted and confirmed that individuals could do this themselves.

h) Air Quality Events – There are 3 air quality events on 16th and 18th on line and the 19th at County Hall, the email to attend these events has been circulated.



TC. 82. INFORMATION ITEMS AND MATTERS TO REPORT

a) Cornwall Councillor report

As the Local Government Association (LGA) have recently held their AGM I thought I would share some of the points raised at the meeting with you. Nearly 9 in 10 local Authorities fear that Nursery closures could affect them in the near future.

While all concerned are in favour of the Government funding package many fear it does not go far enough to protect the service in the long term. Many of you will have seen the Council offering bus travel at a reduced cost over the last twelve months in an attempt to encourage more people to use public transport, nationally this scheme has cost local authorities £452 million in the last year. The LGA believe the concessionary scheme is not fit for purpose and is preventing Councils from investing in the future of the service. 82% of councillors who responded to a recent survey said they felt at risk some or all of the time while carrying out their role.

The number of councillors who said they have suffered abuse has doubled in the last twelve months.

The LGA reports that increasing number of Councils are keen to introduce Hybrid meetings to support the retention of Councillors and also to enable more disabled people in the community to become members and fully engage with able bodied members.

One in ten councils said they had lost at least one member since the return to Face-to-Face meetings; however, this would need a change in the laws that councils have to abide by at present.

The LGA have identified a funding gap of £3 billion that we would need to bring service levels back to pre-cut levels. There are many factors to consider as to why this has escalated in recent years.

Locally this last year has seen the levelling up funds in one guise or another give significant support to many local councils and other community groups and the next round will no doubt be oversubscribed again so my advice would be to do your homework early and build a robust application and business plan now that you know the pitfalls and the process should hopefully be a little easier.

With the CAP in mind the sub groups for the funding bids and the Highway schemes have been selected and we have a sub group with a lot of experience who will sit across both groups so I am confident that they are in a good place going forward.

I would like to personally thank those members that have taken up the challenge and I am confident in their ability to deliver for the benefit of all members. I recently attended the quarterly meeting of the Cornwall Youth Council as a Councillor advocate and was very impressed with the progress made since our last meeting.

They have decided that the chair will stay in post for twelve months as opposed to changing every quarter.

Chairman's initials_____



Some of the group attended the last full council meeting and have decided to follow a similar format with regards the meetings they hold, although they were less than impressed with the way some members conducted themselves in the chamber so have made it clear that they will not tolerate such behaviour. They intend to canvas all local schools to broaden membership of the Youth Council so if any of you know someone who may be interested, please let me now and I will contact the youth council officer to make the initial introduction. Some of you will have no doubt seen the press release regarding an extra £9.1m that has been secured by the council for Highway improvements across the county although some of this extra funding has been earmarked for the Penwith CAP area. I have no knowledge of what schemes are proposed at present but as soon as this information is live I will make sure to inform you all.

Cllr. Brian Clemens
Land's End Division
Cornwall Council

- b) VAS – Additional Information. The Clerk explained about the cost of new equipment compared to old, where they were going to be placed, extended warranty of 6 years, who would monitor them etc. After a lengthy discussion it was agreed that the clerk would contact Guy Pace and find out if there was still money in the Highways Budget to buy a set of cameras or if it could be put back on the agenda for the next CAP meeting. It was also suggested if we needed to buy our own whether neighbouring parishes would like to contribute. It was proposed to agree in principle to look into the new cameras and find out where the poles are that could be used in each area – Daisy to produce maps for councillors and come back to clerk by the end of the year. Proposed: Sue James, seconded Robert Chadder, unanimous.
Proposal/Resolution: To look into the CAP funding the cameras and where the poles are in each area.
- c) Feast – all the invitations have now gone out and the marshalls have been organised for the parade. The catering has been agreed and just waiting for numbers.
- d) HR Contractor, HS required audit and Facilities Manager Post. It was agreed that the clerk could collect quotes for the HR Contractor and HS audit. The Facilities Manager post would be put on hold until after the car park and toilet meeting to decide what exactly is required. It was also agreed to hold an extraordinary general meeting for the car parks and toilets in the next few weeks – Clerk to organise dates. Proposed Robert Chadder, seconded Sue James, unanimous
Proposal/Resolution: to get quotes for HR Contractor and HS Audit and to arrange an EGM regarding the toilets and car parks, and to defer the Facilities manager until after this meeting.

Chairman's initials _____



- e) Licencing consultation emailed 13th September – noted
- f) Christmas Trees – Farmer Morris and letter from Christmas Lights Committee. It was agreed that the Christmas tree would be paid for by the council as long as it was in line with what was paid last year, if this is not the case to be agreed by email. The tree will be in place for the weekend of 2nd December and the turning on of the lights, weather permitting. Proposed Robert Chadder, seconded Sue James unanimous Proposal/Resolution: To pay for the trees in Pendeen and St Just.
- g) Christmas hours for office and library staff. It was agreed that the office and library would be closed on from Thursday 21st and reopen on 2nd January 2024. Proposed Robert Chadder, Seconded Farmer Morris, unanimous. Proposal/Resolution: The office and library will be closed from Thursday 21st December to Tuesday 2nd January 2024. 2 days TOIL or annual leave to be taken.
- h) Noticeboards – Report and Policy. It was agreed to adopt the Noticeboard policy. Proposed Sue James, seconded Daisy Gibbs, unanimous. Proposal/Resolution: to adopt the noticeboard policy
- i) Strategic Planning – key priorities. Sue James to share what she has done so far and look at what we are going to prioritise in the next 18 months. There is also a capital Funding Stream which is up to £250k which is to enable councils to take on assets and improve them in the community. Sue suggested an EOI form to see if we could take on St Just play area from Cornwall Council, costs of legal fees and upgrade would be covered by the fund. Proposed Sue James, Seconded Daisy Gibbs unanimous. Proposal/Resolution: to complete an EOI and send to Guy Pace.
- j) Co-option to fill casual vacancy. 4 candidates were interviewed, Peter Gardner, Jill Taylor, Kenny Trembath and Tom Westfoot. Jill Taylor was unanimously voted in as the new co-opted councillor. Proposed to appoint, Proposer Sue James, Seconder Farmer Morris, unanimous. Proposal/Resolution: to appoint Jill Taylor as a co-opted member of the council.

83. EXCLUSION OF THE PRESS AND PUBLIC that if necessary, to consider passing the 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:

a) Citizens of the Year nominations

Citizen of the Year to Tony Snelson, and a special posthumous award to Rod Lamb in recognition of his work.

Junior Citizen of the Year to Alby Gibson

Sports Award to Bill Osbaldeston

Community Group of the Year to the Douglas Woolcock Trust

Proposer Sue James, Seconder Farmer Norris unanimous

Proposal/Resolution: That the following be named Citizens of the Year:

Tony Snelson – Citizen of the Year

Rod Lamb – Posthumous Award

Alby Gibson – Junior Citizen of the Year

Bill Osbaldeston – Sports Award

The Douglas Woolcock Trust – Community Group of the Year.

Proposer Sue James, Seconder Farmer Morris, unanimous

Proposal/Resolution: to nominate all the above for awards as mentioned.

The meeting closed at 21.30

Chairman's signature _____ Date _____

Chairman's initials _____



Chairman's initials_____