



**MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in the Library, St Just, on Monday 20<sup>th</sup> November 2023 at 7.00 pm.**

**Present**

Sue James Mayor

**Councillors**

Kevin Casley	Farmer Morris
Martin Cavell	John Swarbrooke
Robert Chadder	Jill Taylor
Daisy Gibbs	Jess Morris
Brian Clemens	

Also Present: Sue Ninnis (Town Clerk) Hester Hunt (Deputy Town Clerk) and 8 members of the public.

**TC.84. PUBLIC PARTICIPATION**

Helen Bowkett – CREST –The Cornwall Rural Education and Skills Trust  
- Helen spoke regarding the work that they do at CREST and how they have received funding of £235k for Cornish Hedging, in the locality, integrating with other projects and running courses to give local people craft skills that are dying out. They are also supporting farmers to improve their environment. Training bursaries are also available.

Louise Snelson – Height barrier – see item TC 90 Mrs Snelson spoke about the reasons she did not want a height barrier installed, including safety of the local children as they had been told to park in the car park when dropping children to school, the problems if cars break down in the car park and how emergency services would have access to the barrier; lack of parking in the town could cause loss of revenue to the local businesses.

Amanda Payne – Height Barrier – see item TC 90. Ms Paulson also spoke about the reasons why she did not want a height barrier as she herself has a VW high top. She feels that she could park elsewhere but may inconvenience other people if she parks in front of houses, she uses her van to help with her volunteering work.

Anita Lyall – Bus Shelter – see item TC 94e. Ms Lyall spoke about the lack of a bus shelter at Lower Boscaswell and how she had given up her



car and wanted to use public transport, but the times she has been soaked as there is no bus shelter has put her off using the local bus.

Katie Kirk – 4 Acre Field see item TC 93c

Gill Charman – PA23/07661 spoke in support of this application

#### **TC.85. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Fynn Tucker and Chris Denley

#### **TC.86. DECLARATIONS OF INTEREST**

Robert Chadder   Item 92b6  
Farmer Morris    PA23/05642, PA23/07912  
Daisy Gibbs      PA23/07661  
John Swarbrooke Item 92b4

#### **TC.87. DISPENSATIONS**

Robert Chadder had a dispensation to speak at Item TC 92b6

#### **TC.88. MINUTES OF THE ST. JUST TOWN COUNCIL MEETING HELD ON 9<sup>th</sup> OCTOBER 2023**

Following consideration and alterations for amendments, it was **Proposed by Robert Chadder and seconded by John Swarbrooke**  
**Proposal/Resolution** – that the Minutes of the St. Just Town Council meeting held on 9<sup>th</sup> October 2023, be approved as true and accurate record and signed by the Chair. Unanimous.

#### **TC.88a. MINUTES FOR THE ST JUST TOWN COUNCIL CAR PARK MEETING HELD ON 23<sup>rd</sup> OCTOBER 2023**

**Proposed by Brian Clemens and seconded by Farmer Morris**  
**Proposal/Resolution** – that the minutes of the St Just Town Council Car Park meeting held on 23<sup>rd</sup> October be approved as a true and accurate record and signed by the Chair Unanimous

#### **TC.89. MATTERS ARISING**

None.

#### **TC.90. HEIGHT BARRIER**

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



Members of the public Louise Snelson and Amanda Payne spoke against having a height barrier in the car park for various reasons including that most of the people owning vans or campers this was their only means of transport; did not want to inconvenience others by parking along the streets; the drop off for the school was supposed to be the car park, where were they supposed to go if the other roads were not supposed to be used; could mean a loss of revenue to the town. There was then a discussion regarding the height of the barrier. It was decided that there would be a 6-month trial for the height barrier at the 2.1m height and then revisit it, by then other car parking ideas may have come to fruition.

**Proposal/Resolution:** Car park barrier at 2.1m height for the next 6 months, encourage people with smaller cars to park in the car park and larger vehicles in the recycling area.

**Proposed Jess Morris seconded Robert Chadder, 7 in favour, 3 against carried.**

## **TC.91. PLANNING**

### **a) Applications**

**85/23 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.

**T.CL Objection due to use of materials, should be granite facing.**

**Proposed Robert Chadder, seconded Farmer Norris  
9 in favour Brian Clemens Abstention**

**86/23 Application:** PA23/07912

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

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

**T.CL Strong objection overdevelopment in the countryside.**

**Proposed Daisy Gibbs, seconded Farmer Morris, unanimous**

**87/23 Application:** PA23/07485

**Proposal:** Conversion of an existing agricultural barn building to one residential dwelling with associated access and landscaping.

**Location:** The Look Out Barn on land adjacent to Nineveh Farm, Levant Road, Trewellard, Pendeen.

**T.CL Strong objection overdevelopment in the countryside, outside the NDP Planning line**

**Proposed Farmer Morris, seconded Daisy Gibbs, unanimous**

**88/23 Application:** PA23/07661



**Proposal:** Replacement of windows.

**Location:** Nancherrow Youth & Community Centre, Nancherrow Terrace, St. Just.

**T.CL** No objection and strong support

**Proposed Brian Clemens, seconded Robert Chadder, unanimous  
Daisy Gibbs left the room and did not vote**

**89/23 Application:** PA23/07065

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

**Location:** 9, Lower Boscaswell Parc, Pendeen.

**T.CL** No objection (taken on block)

**Proposed Sue James seconded Robert Chadder unanimous**

**90/23 Application:** PA23/08102

**Proposal:** Sub-division of existing dwelling to form two dwellings.

**Location:** Carrarrack Farm, Botallack, St. Just.

**T.CL** Objection Lack of Heritage, environmental and ecological assessments in a conservation area, and the buildings are of historic value.

**Proposed Martin Cavell, seconded Farmer Morris unanimous**

**91/23 Application:** PA23/08450

**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:** Yewtree Cottage, Botallack, St. Just.

**T.CL** Objection No environmental and ecological assessments Lack of care for wildlife as an active badger sett had been recorded in the grounds of the excavation.

**Proposed Martin Cavell, seconded John Swarbrooke unanimous**

**92/23 Application:** PA23/07750

**Proposal:** Formation of agricultural access and construction of agricultural barn.

**Location:** Land N.W of 11, Boswedden Road, St. Just.

**T.Cl.** No Objection via email

**93/23 Application:** PA23/08058

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

**Location:** 36, Queen Street, St. Just.

**T.CL** No objection (taken on block)

**Proposed Sue James seconded Robert Chadder unanimous**

**94/23 Application:** PA23/08239 – For Information Only

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



**Proposal:** Works to trees in a Conservation Area. (TCA) T1 – Thorn tree – Crown reduced down to approx. 10 feet from ground level.

**Location:** 1, Maitland Terrace, Trewellard, Pendeen.

**T.CL noted**

**77/23 Application:** PA23/06988 - **Amended**

**Proposal:** Construction of Agricultural Barn.

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

**T.CL** No objection (taken on block)

**Proposed Sue James seconded Robert Chadder unanimous**

**95/23 Application:** PA23/08746

**Proposal:** Replacement of existing roof finish with new. Replacement of existing finlock guttering with new eaves detailing. Removal of redundant chimneys.

**Location:** Lafrowda Close, St. Just.

**T.CL** No objection (taken on block)

**Proposed Sue James seconded Robert Chadder unanimous**

**96/23 Application:** PA23/08936

**Proposal:** Non- Material Amendment in relation to PA22/07114 dated 01/12/2022 for the change of roof covering extension from zinc to natural slate.

**Location:** Bosvargus Barn, New Road, Tregeseal, St. Just.

**T.CL** No objection (taken on block)

**Proposed Sue James seconded Robert Chadder unanimous**

**97/23 Application:** PA23/05641

**Proposal:** Repairs, alterations and rear extension to Grade II Listed Lafrowda Club with proposed use as a Heritage Centre, Town Archive and Community Facility. Proposed rear extension and modest internal alterations being vital to enable inclusive access for all users.

**Location:** Lafrowda Club, 3, Chapel Street, St. Just.

**Farmer Morris left the room and did not vote**

**T.CL** No objection, strong support

**Proposed Robert Chadder seconded Jess Morris, unanimous**

**98/23 Application:** PA23/05642

**Proposal:** Listed Building Consent for repairs, alterations and rear extension to Grade II Listed Lafrowda Club with proposed use as a Heritage Centre, Town Archive and Community Facility. Proposed rear extension and modest internal alterations being vital to enable inclusive access for all users.

**Location:** Lafrowda Club, 3, Chapel Street, St. Just.



**Farmer Morris left the room and did not vote**

**T.CL** No objection, strong support

**Proposed Robert Chadder seconded Jess Morris, unanimous**

**99/23 Application:** PA23/08793

**Proposal:** Partial Change of Use of additional curtilage for siting of additional garden pod.

**Location:** Chyvounder, Bollowal, St. Just.

**T.CL** No objection (taken on block)

**Proposed Sue James seconded Robert Chadder unanimous**

**100/23 Application:** PA23/08727

**Proposal:** Temporary single storey structure to provide site office, welfare facilities and accommodation adjacent to and ancillary to construction of a terrace of six new residential dwellings.

**Location:** Caravan North of Gwel an Golowji, Boscaswell Village, Pendeen

**T.CL** Objection outside the planning application boundary, should be on the planning application plot

**Proposed Robert Chadder, seconded Farmer Morris unanimous**

**b) Decisions:**

**Application:** PA23/04544

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

**Location:** Land N.W. of Boscean Pottery, St. Just. **Approval** (T. Cl. Objection – Development in the countryside).

**Application:** PA23/04376

**Proposal:** Replacement of two statics with two lodges.

**Location:** Kelynack Caravan Park, Crippas Hill, St. Just. **Refusal** (T. Cl. Objection).

**Application:** PA23/05632

**Proposal:** Site improvement works comprising: extension and refurbishment of existing amenity block and reception including upgrades to associated paths; relocation of 1 No. 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:** Sennen Cove Camping and Caravanning Club, Higher Tregiffian Farm, Sennen. **Approval** (T. Cl. No Objection).

**Application:** PA23/05858



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

**Location:** Unit A, Penlee House, 8, Market Street, St. Just. **Refusal** (T. Cl. Objection).

**Application:** PA23/06775

**Proposal:** Extension and alterations without compliance of Condition 2 in relation to Decision Notice PA22/01450 dated 08/04/2022.

**Location:** Chygwythys, Cot Valley, St. Just. **Approval** (T. Cl. Support).

**Application:** PA23/05213

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

**Location:** The Old Vicarage, Church Road, Pendeen. **Approval** (T. Cl. No Objection).

**Application:** PA23/07482

**Proposal:** Proposed two storey extension with variation of Condition 2 of Decision PA22/10117 dated 11/01/23. **Approval** (T. Cl. No Objection).

**Location:** 8, Jubilee Place, Pendeen.

**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. **S52/S106 and discharge of condition apps.** (T. Cl. No Objection to discharge 106 Agreement but still tie property to main building).

c) **Appeals** None

d) **Enforcements** None

e) **Protocols**

PA23/07706 5 Day Protocol – Agree with Planning Officer Recommendation – via email

PA23/05856 5 Day Protocol – Agree with Planning Officer Recommendation – via email



## **TC.92. FINANCE**

- a) **Accounts for Payment** in the sum of £34554.66.

It was

**Proposal/Resolution:** To approve payments of £34554.66

**Proposed Farmer Morris seconded Robert Chadder unanimous.**

- b) **Grant Applications**

- 1 - St Just Sports and Fitness centre - £750 Defib

**Proposal/Resolution:** To approve this grant request

**Proposed Farmer Morris seconded Brian Clemens unanimous**

- 2 - West Penwith Parent and Toddlers and Babies Group - £1855.72

**Proposal/Resolution:** To approve this grant request

**Proposed Farmer Morris, seconded Robert Chadder**

- 3 - St Just in Penwith Men's Shed £1000

This application has been left on the table as there may be a possibility that a compost toilet could be made available from Geevor.

- 4 - St Just French Twinning Association £2000

**Proposal/Resolution:** To approve this grant request

**Proposed Robert Chadder seconded Brian Clemens unanimous**

John Swarbrooke left the room and did not vote

- 5 - St Just Christmas Lights up to £7500

**Proposal/Resolution:** To approve this grant request to a total of **£3000**

**£2500 from the grant budget and £500 from the Mayors Fund**

**Proposer Farmer Morris, seconder Daisy Gibbs Unanimous**

- 6 - St Just Old Town Hall £3062.12

**Proposal/Resolution:** To approve this grant request

**Proposed Brian Clemens seconded Farmer Morris, unanimous**

Robert Chadder spoke for this application and left the room when the vote took place

- c) 2<sup>nd</sup> Budget Quarter Report - noted

- d) Precept/Budget Proposal for discussion next month – noted

- e) Outstanding Lafrowda Toilet Bill

**Proposal/Resolution:** Continue to dispute payment and not pay 50% of this bill as no service was provided during this time.

**Proposed Robert Chadder Seconded Farmer Morris unanimous**





	Date		Amount	TC	Item	Payee	Description
1	11/10/2023		£244.75	Pd	BACS	Rentokil	Inv. No. 22008093
2	11/10/2023	Pd	£10.98	Pd	Debit Card	Amazon	Stationery
3	11/10/2023		£1,174.48		Direct Debit	Octopus	August and September
4	11/10/2023		£178.92	Pd	BACS	Corserv	Inv. No. 039353
5	11/10/2023		£178.92	Pd	BACS	Corserv	Inv. No. 039354
6	11/10/2023		£185.53	Pd	BACS	Corserv	Inv. No. 039286
7	11/10/2023		£185.53	Pd	BACS	Corserv	Inv. No. 039287
8	11/10/2023	Pd	£34.48	Pd	Debit Card	S.W. Water	2 September to 3 October
9	11/10/2023		£644.10	Pd	BACS	CGS	Inv. No. 1054
10	12/10/2023	Pd	£20.28	Pd	Debit Card	SSP Direct	Inv. No. W68186-P No Smoking signs
11	16/10/2023		£39.00	Pd	BACS	Pendeen Parish Hall	Inv. No. 10 - Function - Mayor's Sunday
12	18/10/2023		£1,008.00	Pd	BACS	BDO LLP	Inv. No. 432381 - External Auditors
13	18/10/2023		£1,330.00	Pd	BACS	Karn Solutions	Inv. No. 8476
14	18/10/2023		£6,912.00	Pd	BACS	Cornwall Garden Services	Inv. No. 1118 - P & G
15	18/10/2023		£35.00	Pd	BACS	Jacqueline Garratt	Inv. No. 252
16	23/10/2023		£13.26		Direct Debit	Concorde	Inv. No. 562409
17	23/10/2023		£691.98	Pd	BACS	Corserv	Inv. No. 039859
18	23/10/2023		£691.98	Pd	BACS	Corserv	Inv. No. 039863
19	25/10/2023		£153.00	Pd	BACS	Nick Townsend	Inv. No. 43
20	25/10/2023		£6.58	Pd	Debit Card	Clemo Pet Food & DIY	Fuel for Emergency Plan
21	29/10/2023		£1,976.89	Pd	BACS	Cornwall Council	Pension contributions - October
22	29/10/2023		£7,763.15	Pd	BACS	Individuals	Net salaries
23	01/11/2023		£19.94	Pd	Debit Card	Amazon	Key safe box
24	01/11/2023		£228.40	Pd	BACS	Spiegelhalter	Feast trophies
25	01/11/2023		£250.00	Pd	BACS	Truro College	Inv. No. 130 - Callum Evans
26	01/11/2023		£90.42	Pd	BACS	St. Just Town Hall	Feast Buffet
27	01/11/2023		£76.00	Pd	BACS	Ian Watling	Inv. No. 78
28	01/11/2023		£550.00	Pd	BACS	Della Boyns	Inv. No. 59 - Feast Buffet
29	01/11/2023		£35.00	Pd	BACS	Karn Solutions	Inv. No. 8515
30	01/11/2023		£450.00	Pd	BACS	Just Fun Playgroup	Grant award
31	01/11/2023		£1,025.87	Pd	BACS	Cornwall Garden Services	Monthly Public Amenity invoice
32	01/11/2023		£24.99	Pd	Debit Card	Amazon	Bag for Emergency Plan equipment
33	08/11/2023		£1,020.56		Direct Debit	Octopus	October
34	08/11/2023		£25.72	Pd	Debit Card	Safety Signs 4 Less	CCTV sign
35	08/11/2023		£4.25	Pd	Debit Card	Amazon	Stationery
36	08/11/2023		£7.75	Pd	Debit Card	Amazon	Stationery
37	08/11/2023		£8.98	Pd	Debit Card	Amazon	Stationery
38	08/11/2023		£20.46	Pd	Debit Card	Amazon	Stationery
39	08/11/2023		£21.99	Pd	Debit Card	Amazon	Stationery
40	08/11/2023		£9.92	Pd	Debit Card	Amazon	Stationery
41	13/11/2023		£300.00	Pd	BACS	Hudson Accounting	Inv. No. 737
42	13/11/2023		£28.01	Pd	Debit Card	South West Water	04 October to 01 November
43	15/11/2023		£4,158.00	Pd	BACS	Trelawney Fire & Security	Inv. No. FM-10107
44	15/11/2023		£256.14		Direct Debit	British Telecom	Quarterly A/C
45	15/11/2023		£24.30	Pd	BACS	Hester Hunt	Travel Expenses
46	15/11/2023		£2,450.16		BACS	HMRC	October
47							
48							
49							
	<b>Total</b>		<b>£34,565.67</b>				

### TC.93. CORRESPONDENCE

- a) Height Barrier complaint – Louise Snelson
- b) Height Barrier complaint – Amanda Payne

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



## **TC. 94. INFORMATION ITEMS AND MATTERS TO REPORT**

### a) Cornwall Councillor report

I would like to start my report by thanking you all for your support over the transport issue since the new timetable came into force, it was i felt more than helpful having the support of all those councils effected voicing their concerns.

while the measures put in place will only last until easter it will provide us all the opportunity to make sure our residents use the service and strengthen the case for it to made available next winter and thereafter. The cost of this service is in the region of £25.000.

I would encourage you all to read and understand the planning newsletter recently released by Hayley Jewells head of planning, the bill that I informed you was going through parliament gained royal assent on October the 26th so now becomes a planning act the changes are being implemented as quickly as possible though some may take a little while to act on, the main area of concern is that planning cost will rise by 35% for major schemes and 25% for normal applications also the free go that was previously allowed if slight changes had to made to application has been taken out.

Please attend the training that will be provided it will help you understand the changes.

With regards the cap we have the transport committee and the finance committee up and running and they are meeting monthly to help all councils to gain as much support as possible,

Rosie Greaves is busy running roadshows to help push the CLUP funding and we are as a CAP, after a very slow start making up ground at a rate of knots and should hopefully secure all the available funding. When we next have a chair and vice chair meeting with officers, I shall be suggesting that we need to be less stringent on the timescale of the CLUP funding as it has made it difficult for some larger projects to apply. as some of you will be aware I am an advocate councillor for the youth council and in the new year we will be looking for new members.

Members will be holding elections and nominees will need to register between the 29th of January and the 1st of march next year I will be attending secondary schools in the area with a toolkit provided to encourage young people in the area consider becoming a youth council member as at present we no members this side of Redruth and I meet



so many students that i feel would not only be good councillors but would get so much out of the process.

You will no doubt have heard that the council have announced a budget deficit of £14.9 million for the first 6 months of the year not all of that is my fault.

Cllr. Brian Clemens  
Land's End division  
Cornwall Council

The junction with North Road Pendeen was discussed and it was agreed that the clerk would contact Kate Dixon to get some signage on the junction as cars are driving over it. Clerk to contact Kate Dixon

- b) Dark Skies/Turning off Street lighting – Sue James  
Sue reported back that the dark skies initiative would be taking place in various pilot schemes across the county and then rolled out everywhere.
- c) 4-acre Field – Sue James and Katie Kirk Bosavern Community Farm  
Katie Kirk from Bosavern Community Farm addressed the council regarding 4-acre field. This field is owned by Cornwall Council and Bosavern Community Farm would like to take ownership of it. The reason behind this is their field was offered to St Just for the use of allotments for local people, but Bosavern have created allotments and now wish to take over the field for possibly more. They would like the Council to contact Cornwall Council and ask them to let Bosavern have the field as they have fulfilled the town's obligation for allotments.  
**Proposal/Resolution:** The Council will write to Johnny Alford to confirm that they have satisfied the need for allotments and the field should be gifted to Bosavern Community Farm and not sold.  
**Proposed Sue James Seconded Robert Chadder unanimous**
- d) Preparation of minutes and reports and planning – to discuss  
After a discussion it was agreed that  
**Proposal/Resolution:** to record proposers and seconders on minutes for a trial period of 6 months. It was also agreed to vote to accept apologies.  
**Proposed Sue James seconded Jess Morris**
- e) Bus shelter Lower Boscaswell – vote/decision  
**Proposal/Resolution:** to price up the bus shelter and apply for a grant  
**Proposed Sue James Seconded Robert Chadder unanimous**
- f) Bus route service 7 – thank you to Cllr Clemens, Clerk to write a letter of support to Gemma Hall
- g) CCTV policy – vote/decision



**Proposal/Resolution:** to adopt and approve this policy

**Proposed Sue James seconded Farmer Morris unanimous**

- h) Internal Audit report – information to note
- i) CIL Form submitted Pendeen Play Park – information to note
- j) St Just Play Park EOI – Information to note

**TC 95. 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:

**Proposal/resolution:** to exclude the press and public

**Proposed Sue James seconded Robert Chadder unanimous**

- A) HR & HS Report

**Proposal/resolution:** to accept option C

**Proposed Jess Morris seconded Farmer Morris unanimous**

- B) Resignation noted and arrange for an award to be presented
- C) Implementation of 2023 pay rise backdated to April 2023

**Proposal/resolution:** to agree backdated pay rise

**Sue James proposed Robert Chadder Seconded unanimous**

The meeting closed at 21.27

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

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