



MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in the Library, St Just, on Monday 15th January 2024 at 7.00 pm.

Present

Sue James Mayor

Councillors

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

Also Present: Sue Ninnis (Clerk), Hester Hunt (Deputy Town Clerk) and 35 members of the public.

TC.107. PUBLIC PARTICIPATION

Mrs Gardner, Mr Robert Eddy, Mrs Leaver all spoke in relation to PA23/05034 strongly objecting to the application.

Mr Neil Wall spoke in favour of PA23/09216

Mrs Jane Smith spoke in relation to PA23/06923 strongly objecting to the application.

Judith Summers spoke in relation to the Grant Funding request for Nancherrow Youth Project.

TC.108. APOLOGIES FOR ABSENCE

Apologies for absence were received from Chris Denley.

TC.109. DECLARATIONS OF INTEREST

Brian Clemens declared an interest regarding PA23/10070 and PA23/06923 He left the room when these applications were discussed.

Jess Morris declared an interest in PA23/06923 and left the room when this application was discussed

Kevin Casley declared an interest in PA23/05034 and left the room when

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it was discussed.

Daisy Gibbs and Fynn Tucker declared an interest in the Nancarrow Youth Project Funding Application and left the room when it was discussed.

2 members were given advice by the clerk before the meeting regarding PA23/05034 and advised to leave the room when the application was discussed and voted on.

TC.110. DISPENSATIONS

Brian Clemens asked for a dispensation to speak regarding PA23/10070

TC.111. MINUTES OF THE ST. JUST TOWN COUNCIL MEETING HELD ON 18 DECEMBER 2023

Following consideration, it was

Proposed by Robert Chadder, seconded by John Swarbrooke

Proposal/Resolution – that the Minutes of the St. Just Town Council meeting held on 15 December 2023, be approved as true and accurate record and signed by the Chairman. 9 for, 2 abstentions.

TC.112. MATTERS ARISING

None.

TC.113. PLANNING

a) Applications

01/24 Application: PA23/10159

Proposal: Works to trees in a Conservation Area for Leylandii (T1) – remove. Tree is in a poor, declining condition and has recently shed limbs. Tree is also situated close to neighbouring properties and overhead lines. Leylandii (T2) – remove. Tree is in a poor, declining condition and has recently shed limbs. Tree is also situated close to neighbouring properties and overhead lines. Leylandii (T3) – crown reduction. Reduce height by approximately 3 metres to improve aesthetic and reduce windsail. Tree is within falling distance of the property and parking area. Leylandii (T4)) – crown reduction. Reduce height by approximately 3 metres to improve aesthetic and reduce windsail. Tree is within falling distance of the property and parking area.

Location: Geevor House, Trewellard Hill, Pendeen

Info only, to note, No TPO



02/24 Application: PA23/09882

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

Location: Redundant Piggery, West of the Byre, Higher Bosavern, St. Just.

Proposed Farmer Morris, seconded Robert Chadder, - unanimous (T.CL no objection)

03/24 Application: PA23/06923

Proposal: Demolition of existing granite built pitched roof garages and replacement with a single storey two-bedroom residential property involving the change of use of 250 sq. metres of the site to private residential.

Location: Land North of 1, Higher Bojewyan, Higher Bojewyan, Pendeen.

Proposed Martin Cavell, seconded Daisy Gibbs, 8 in favour 1 against (T.CL Objection as important historical buildings against Policy 85 of the Neighbourhood Plan, there was also concerns regarding access) Brian Clemens and Jess Morris left the room.

04/24 Application: PA23/09922 – WITHDRAWN NEEDS ECOLOGY REPORT

Proposal: New agricultural barn and workshop.

Location: Little Leat, Tregeseal, St. Just.

05/24 Application: PA23/10070

Proposal: Proposed two storey rear extension.

Location: 36, Boscaswell Village, Pendeen.

Proposed Fynn Tucker, seconded Kevin Casley, unanimous (T.CL support)

Brian Clemens spoke with a dispensation and left the room when the vote took place

06/23 Application: PA23/05034

Proposal: Construction of a pond (Retrospective).

Location: Land to South of Pengelly, Bosavern, St. Just.

Proposed Martin Cavell, seconded John Swarbrooke, unanimous (T.CL continue with original comments and strong objection)

Kevin Casley left the room when the application was discussed and voted on. Robert Chadder requested a recorded vote: all councillors present for the vote (apart from Kevin Casley who declared an interest) objected to the it and agreed to continue to strongly object.

06/24 Application: PA23/09216

Proposal: Conversion and extension of existing outbuilding and in place of demolished garage to provide ancillary accommodation.



Location: The Forge, Cape Cornwall, St. Just
Proposed Daisy Gibbs, seconded Jess Morris, unanimous (T.CL. Support)

07/24 Application: PA23/09930

Proposal: Construction of dwelling (extension of existing office building).

Location: Bosavern, St. Just.

Proposed Jill Taylor, seconded Robert Chadder 6 in favour 4 against (T.CL Object overdevelopment of site)

08/24 Application: PA23/08668

Proposal: Construction of replacement garage and use of land to form part of a garden area associated with Trevegean Farm.

Location: Trevegean Farm, Trevegean., St. Just.

Proposed Robert Chadder, seconded Daisy Gibbs 8 in favour 3 against. (T.CL no objection)

09/24 Application: PA23/10199

Proposal: Demolition of outbuildings and construction of dwelling.

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

Proposed Jess Farmer, seconded Martin Cavell, unanimous (T.CL strong objection overdevelopment of site, local knowledge of birds roosting in outbuildings)

b) Decisions:

Application: PA23/08793

Proposal: Construction of garden pod and use of land to form part of garden area associated with Chyvounder.

Location: Chyvounder, Bollowal, St. Just. **Withdrawn** (T. Cl. No Objection).

Application: PA23/05856

Proposal: Creation of an agricultural gateway onto the public highway in a conservation area to include removal of 3.2m of Cornish hedge.

Location: Field No. SW3631-5831 Bosorne Road, St. Just. **Approval** (T. Cl. Objection).

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. **Approval** (T. Cl. Objection).

Application: PA23/05084



Proposal: Addition of white UPVC conservatory, 3.3m by 2.5m on south west side of property and replacement of white UPVC windows on south west side. Conservatory to have dwarf wall, clad with granite to tie in with main original dwelling.

Location: 40, Boscaswell Village, Pendeen. **Approval** (T. Cl. Support).

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

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

Application: PA22/08429

Proposal: Construction of Agricultural Barn for 60 cattle, 350 sheep, 80 pigs.

Location: Agricultural Barns off Lafrowda Common, St. Just. **Approval** (T. Cl. Support in principle).

Application: PA23/09224

Proposal: Replacement roof on South West facing (front) and smaller North East facing (rear).

Location: 9, Bank Square, St. Just. **Approval** (T. Cl. No Objection).

Application: PA22/08727

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

Location: Caravan North of Gwel an Golowji, Boscaswell Village, Pendeen. **Approval** (T. Cl. Agreed recommendation with Planning Officer as long as it is conditioned in report.).

b) Decisions

c) **Appeals** None

d) **Protocols:**

PA23/08727 5-day protocol – agreed with officer recommendation 7 option 1, 1 option 2, 4 option 3 via email

PA23/05796 5-day protocol – Proposed Robert Chadder, seconded Fynn Tucker, unanimous

(T.CL agree with officer recommendation).



TC.114. FINANCE

a) **Accounts for Payment** in the sum of £27821.20.

It was

Proposal/Resolution: To approve payments of £27821.20
Proposed Robert Chadder, seconded John Swarbrooke
unanimous.

Costs - Description						
	Date	Amount	TC	Item	Payee	Description
1	13/12/2023	£5.75	Pd	Debit Card	Cooperative	Mayors Allowance -A. James leaving
2	13/12/2023	£3.25	Pd	Debit Card	Cooperative	A. James leaving do - refreshments
3	20/12/2023	£2.69	Pd	Debit Card	EDF Energy	Plain an Gwarry
4	20/12/2023	£66.95	Pd	Debit Card	EDF Energy	Market Square
5	20/12/2023	£11.24		Direct Debit	Concorde	Inv. 565126
6	20/12/2023	£108.00	Pd	BACS	Ian Watling	Inv. No. 91
7	20/12/2023	£35.00	Pd	BACS	Jacqueline Garratt	Inv. No. 287
8	20/12/2023	£2,101.09	Pd	BACS	Cornwall Council	Pension contributions
9	20/12/2023	£8,687.96	Pd	BACS		Net salaries - December
10	20/12/2023	£48.90	Pd	Debit Card	Amazon	Stationery
11	20/12/2023	£33.65	Pd	Debit Card	South West Water	02 November to 03 December
12	29/12/2023	£316.67	Pd	BACS	Peninsula Business Svcs	Inv. No. U003971426
13	03/01/2024	£1,025.87	Pd	BACS	CGS Contractors	Inv. No. 1349
14	03/01/2024	£691.98	Pd	BACS	Corserv Facilities	Inv. No. 047866
15	03/01/2024	£691.98	Pd	BACS	Corserv Facilities	Inv. No. 047868
16	10/01/2024	£244.75	Pd	BACS	Rentokil	Inv. No. 22068910
17	10/01/2024	£2,396.27		Direct Debit	Octopus	Inv. No. 0009 - December
18	15/01/2024	£24.23		Debit Card	South West Water	02 December to 03 January
19	15/01/2024	£160.00		Debit Card	Argos	Vacuum cleaner for Library/Offices
20	15/01/2024	£63.00		BACS	Ian Watling	Inv. No. 94
21	15/01/2024	£8,421.82		BACS	Pip Morse Landscaping	Inv. No. 441 - LMP Footpath Cutting
22	15/01/2024	£2,680.15		Direct Debit	HMRC	December contributions
Total		£27,821.20				

b) **Grant Applications**

Nancherrow Youth Project - £2500

After a discussion it was agreed as this was such a worthy cause that the grant would be increased to £4000

Proposed Jess Morris seconded Jill Taylor, unanimous

c) **Precept/Budget proposal**

Proposal/Resolution: To approve and adopt the proposed budget for 2024/25.

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Proposed Jess Morris, seconded Brian Clemens, unanimous

TC.115. CORRESPONDENCE

- a) Thank you from Bosavern Community Farm for grant for defibrillator - noted
- b) Thank you from the Mens Shed for the grant for the compost toilet - noted
- c) Thank you from Pendeen Gig club for their grant - noted
- d) New Local – www.newlocal.org.uk

Jill Stott will be arranging a presentation with Adam Lent and would like some representation from the council, the presentation will be in March, and will introduce and place into context examples of the New Local model / framework in practice across the public sector – agreed to ask Jill for the date and members of the council can go if they are interested.

- e) Sue James noted that Alby had sent in a thank you card for the council regarding his Young Person of the Year award and money from the Mayors Fund

TC. 116. INFORMATION ITEMS AND MATTERS TO REPORT

- a) Cornwall Councillor report

As you can imagine I do not have a lot to say regarding Cornwall Council activity owing to the Festive break, that said the budget setting process goes on and like Councils all over the country the Cabinet and shadow Cabinet are striving to maintain as many service's as possible and despite calls for more funding from central Government there is only so much money to go around and with the downturn in trading figures and interest levels causing concern and the effects of covid still having an impact coupled with the cost of living crisis playing a major part in financial recovery many Council's are now asking for permission to raise precept levels beyond permitted levels which coupled with local Councils having no choice other than raising their precepts to maintain devolved services or simply stop providing services such as the public toilets and raising the cost of devolved car parks and cutting the level of investment in recently devolved play parks.

As it stands Cornwall Council have already announced cuts to services and will continue to closely consider where any savings can be made in order to not have to issue a section 114 would basically mean the Council is bankrupt. With the CAP in mind we had a very good meeting on 3rd of January with an excellent presentation by Adam Birchall and Rob Lacey regarding the Local Plan and the Neighbourhood plans with the new directives issued by central



Government meaning that as an authority we will have to update the Local Plan and some NDPS may need to be reviewed sooner than anticipated. Also the meeting was the last that our CLT rep will attend having decided to leave the Council after many decades in local government, I will also be standing down as Chairman at the meeting in April having had the privilege of Chairing for several years and would like to thank all those who have contacted me to offer their thanks and for the kind words that I have received, I feel now is the time for fresh blood to take the CAP to the next level. Despite any rumours you may have regarding the number 7 bus route we fought for the service is still running and will until Easter this year as agreed with Transport for Cornwall.

Council workload continues to rise and this is one of the reasons I need to step down from the CAP coupled with not the best of health and the desire to spend more time with my family who have had to sacrifice so much to allow me to give so much time to the many posts and committees I sit on.

Please look at the petition from Jim McKenna distributed by the clerk today regarding the lack of NHS dentists for children in Penzance.

Please can you all report any cars/vans blocking the roads as the fire brigade are having problems with access. Andy the tri service officer has done well with removing cars and vans from the car park so please carry on reporting anything without tax or Mot.

Regards Clemo

Cllr. Brian Clemens

Land's End Division

Cornwall Council

b) Line Marking and Height Barrier

The clerk informed the council that the line marking had gone well in Pendeen and was completed, however, in St Just the markings were not able to be completed as there were too many cars still parked in the car park. The clerk asked for suggestions as to how to keep the car park car free and it was suggested that the disabled bays and the recycling area are targeted and the use of CGS staff to ensure that the car park area that needed to remain clear was kept clear. Clerk to contact CGS to see if they would do this and Cormac for a new date.

c) Update on Town Acceleration/Delivery Funds

The clerk updated the Council that after the email application sent off by Sue James some questions had come back and been answered, the Council were just waiting to hear back from Cornwall Council. The clerk would be putting in the next bid for the £30k funding this week.

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C 117. 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 members of the press and public

Proposed Sue James seconded Robert Chadder, unanimous

a) Health and Safety Report

After a lengthy discussion it was agreed that a plan needed to be put in place and the toilet in the building needs to be looked at as a priority. The clerk to look into alternative locations for the toilets.

b) Facilities Manager

It was agreed to pass this back to the Staffing Committee to scrutinise further and look into the possibility of employing a contractor on a set number of hours per week.

Proposed Jess Morris, seconded Martin Cavell, unanimous.

The meeting closed at 21.15 pm

Chairman's signature _____ Date _____

Chairman's initials _____