



MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in the Library, St Just, on Monday 18 December 2023 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
Chris Denley	

Also Present: Hester Hunt (Deputy Town Clerk) and 4 members of the public.

TC.96. PUBLIC PARTICIPATION

Holly Whitelaw attended the meeting to speak about a pilot scheme for a 'library of things' that was supported by Cornwall Council Library Services and the potential for wind turbines in the parish. Holly would come back to a future meeting of the council with firm proposals for consideration.

TC.97. APOLOGIES FOR ABSENCE

Apologies for absence were received from Daisy Gibbs and Fynn Tucker.

TC.98. DECLARATIONS OF INTEREST

None

TC.99. DISPENSATIONS

None requested

Chairman's initials_____



TC.100. MINUTES OF THE ST. JUST TOWN COUNCIL MEETING HELD ON 20 NOVEMBER 2023

Following consideration and amendment, it was

Proposed by Robert Chadder , seconded by Farmer Morris

Proposal/Resolution – that the Minutes of the St. Just Town Council meeting held on 20 November 2023, be approved as true and accurate record and signed by the Chairman. 9 for, 1 abstention.

TC.101. MATTERS ARISING

None.

TC.102. PLANNING

a) Applications

101/23 Application: PA23/07723

Proposal: Partial raising of roof to provide first floor bedroom and en-suite.

Location: Gwel an Mor, Levant Road, Trewellard, Pendeen. **Proposed Farmer Morris , seconded Robert Chadder – unanimous. (T. Cl. No Objection).**

102/23 Application: PA23/08668

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

Location: Trevegean Farm, Trevegean, St. Just. . **Proposed Farmer Morris , seconded Sue James – unanimous. (T. Cl. Portal search does not bring up the application).**

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. **Proposed Kevin Casley, seconded Farmer Morris – unanimous. (T. Cl. No Objection).**

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. . **Proposed Robert Chadder, seconded Farmer Morris – unanimous. (T. Cl. No Objection).**

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. . **Proposed Farmer Morris , seconded Robert Chadder– unanimous. (T. Cl. No Objection).**

106/23 Application: PA23/08502

Proposal: Construction of a dwelling.

Location: Land to South of Seaward Barn, Lower Boscaswell, Pendeen. . **Proposed Farmer Morris , seconded Brian Clemens– unanimous. (T. Cl. Strong Objection – Outside of permitted development area. Council supports World Heritage comments).**

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. . **Proposed Kevin Casley, seconded John Swarbrooke– unanimous. (T. Cl. No Objection subject to local granite being used)**

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. **Proposed Jess Morris, seconded Jill Taylor– unanimous. (Strongly support – Meeting local housing need).**

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. . **Proposed Brian Clemens, seconded Robert Chadder 9 for - 1 abstention (Strong Objection – Overdevelopment in the country-side).**

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. . **Proposed Robert Chadder, seconded Farmer Morris – unanimous. (T. Cl. Strong Objection - Overdevelopment in the countryside).**

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 - **None**
- d) Enforcements - **None**
- e) Protocols - **None**

Sue James reminded the meeting that on 6 December 2023, the Government brought in regulations detailing increased statutory planning fees. Within these regulations and alongside changes to the statutory planning fees, the Planning Guarantee for non-major planning applications (including householder developments) has been reduced from **26 to 16 weeks**.

Local Planning Authorities are expected to determine applications within the statutory timescales and in light of the above, would be important to make timely responses to planning consultations. If councils failed to respond within the **21 day consultation period**, the case officer may proceed to decide the application in the absence of local council advice, assuming that no response means that there were no comments to make.

Whilst Local Planning Authorities still had the option of using extensions of time, the government has set out that these should only be used in exceptional circumstances.

Proposal/Resolution: To ensure that applications are considered within the statutory time frame, it was proposed that a Planning Committee meeting be introduced for the first Monday of the month. First meeting Monday 5 February but the volume of applications received over the Christmas period to be considered the wk beg. 1 January 2024.

Proposed Farmer Morris, seconded Sue James - unanimous.

TC.103. FINANCE

- a) **Accounts for Payment** in the sum of £26, 099.40.

It was

Proposal/Resolution: To approve payments of £26,099.40

Chairman's initials_____



Proposed Robert Chadder, seconded Farmer Morris unanimous.

Costs - Description							
	Date	Amount	TC	Item	Payee	Description	
1	20/11/2023	£691.97	Pd	BACS	Corserv	Inv. No. 043379	1
2	20/11/2023	£691.98	Pd	BACS	Corserv	Inv No. 043380	2
3	22/11/2023	£10.51	Pd	Debit Card	Amazon	Stationery	3
4	22/11/2023	£17.62	Pd	BACS	Amazon	Car Park Velcro for stickers	4
5	22/11/2023	£85.20	Pd	BACS	Direct 365	Inv. No. 1744917	5
6	22/11/2023	£35.00	Pd	BACS	Jacqueline Garratt	Inv. No. 274 - window cleaning	6
7	27/11/2023	£116.38		Direct Debit	Biffa	Inv. No. 2656694	7
8	27/11/2023	£173.00		Direct Debit	Biffa	Inv. No. 2656695	8
9	27/11/2023	£162.00	Pd	BACS	Community Heartbeat	Inv. No. 19177	9
10	27/11/2023	£258.94	Pd	BACS	UK Safety Management	Inv. No. 1019075 - PAT Testing	10
11	27/11/2023	£200.00	Pd	BACS	Cape Cornwall Scouts M.A.	Union Jack Flag for events	11
12	27/11/2023	£17.62	Pd	BACS	Sue Ninnis	Travel Allowance	12
13	04/12/2023	£98.40	Pd	Debit Card	Moneysoft	Payroll Manager Annual Licence	13
14	04/12/2023	£2,707.60	Pd	BACS	Cornwall Council	November pension contributions	14
15	04/12/2023	£10,905.17	Pd	BACS	Individuals	Net salaries	15
16	04/12/2023	£4,190.88		Direct Debit	HMRC	Tax & N.I. contributions - November	16
17	06/12/2023	£1,589.59		Direct Debit	Octopus	November charges	17
18	06/12/2023	£528.00	Pd	Debit Card	Equip4Work	8 chairs for Library	18
19	06/12/2023	£1,888.50	Pd	BACS	Cornwall Garden Services	Inv. No. 1238 - Xmas trees	19
20	06/12/2023	£316.67	Pd	BACS	Peninsula Business Svcs	Inv. No. U003934647	20
21	06/12/2023	£40.50	Pd	Debit Card	Amazon	Leaving gift for Annie James	21
22	06/12/2023	£60.00	Pd	Debit Card	Milletts	Leaving gift for Annie James	22
23	11/12/2023	£24.00		BACS	Cornwall ALC Ltd	Inv. No. 2324-471	23
24	11/12/2023	£130.00	Pd	BACS	Alby Gibson	Donation from Mayor's Allowance	24
25	13/12/2023	£28.35		BACS	Hester Hunt	Travel Allowance	25
26	13/12/2023	£36.00		BACS	Cornwall ALC Ltd	Inv. No. 2324-499	26
27	13/12/2023	£1,025.87		BACS	CGS Contractors	Inv.No. 1287	27
28	13/12/2023	£36.00		BACS	Cornwall ALC Ltd	Inv. No. 2324-539	28
29	13/12/2023	£33.65		Debit Card	South West Water	2 Nov to 01 December	29

b) Grant Applications

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

Proposal/Resolution: To approve this grant request

Proposed Robeert Chadder, seconded Brian Clemens unanimous

ii- Defibrillator for Bosavern Community Farm - £750

Proposal/Resolution: To approve this grant request

Proposed Farmer Morris, seconded Kevin Casley

iii – Pendeen Gig Club - £3,120

Proposal/Resolution: To approve this grant request and note the achievements of the club in recent competitions

Proposed Brian Clemens, seconded Farmer Morris

c) Precept/Budget proposal

Proposal/Resolution: To approve and adopt the proposed budget for 2024/25. It was agreed that as the Town Clerk was unable to be present and answer queries, an extension would be requested from Cornwall Council. The precept/budget to be approved at the 15 January 2024 meeting.



Proposed Sue James, seconded Brian Clemens.

TC.104. CORRESPONDENCE

None received.

TC. 105. INFORMATION ITEMS AND MATTERS TO REPORT

a) Cornwall Councillor report

May I take this opportunity to wish you all a happy festive season.

The Cabinet at Cornwall Council will meet this week to discuss amongst other items, the home to school transport review into discretionary routes that have caused considerable controversy since I raised the matter in the chamber earlier in the year. My position remains the same, that is they should be retained, if the outcome is as we anticipate that they will be stopped on a phased approach meaning no new passes would be issued for children starting the new school year in September of next year. I along with others members have had talks around the option to call the decision in with a motion to Full Council in the new year with the retention of the routes as a priority.

The Agenda for the CAP (Community Area Partnership) Meeting on the 3rd of January has been published also Guy Pace has produced the CAP action draft plan for us to view and comment on. Any comments you may have should be directed to Guy and we as a team can then pick up on them at our pre-meet meeting with the vice-chair and Alan Hampshire our leadership rep. Also included is a report from Johnnie Wells chair of the transport sub group.

With many local councils busy trying to set the precept request for the coming year the new toilet SLA agreements will cause major concerns and I fear may lead to more toilet closures across the county, many will not wish to raise the precept to the extent needed to keep the toilets open or some may simply choose to operate them on a seasonal basis. There are going to be many serious conversations to be had to try and solve the issue either by installing charging mechanisms or in some cases tripling the amount of precept portion for the service to continue.

I will leave it at that for this month but as always happy to take questions if the chair is happy to do so.

Regards Clemo

Cllr. Brian Clemens
Land's End Division
Cornwall Council

Chairman's initials_____



b) Strategic Plan

Proposal/Resolution: To approve and adopt the format for the Strategic Plan 2024- 2027 and to consider whether to publish in draft form for public comment .As the document was developed using information from previous consultations with the community, it was unanimously agreed to approve and adopt the format. Proposed Jess Morris, seconded Brian Clemens.

c) Town Vitality Fund

Proposal/Resolution:

TOWN ACCELERATION FUND

That the Town Clerk be asked to apply for £12,000 for Community Enabling (1a of Vision Report) to achieve the following:

- To build on business, visitor and resident resources developed by the Tin Coast Partnership and ensure they are promoted and made widely available, focusing on how they can benefit businesses in the wider St Just town;**
- To work with St Just wide businesses and community groups to establish a meaningful support network that promotes the Town and provides collective marketing opportunities. This could be an informal local network or a more formal Chamber of Commerce group, as fits local needs most appropriately;**
- Subject to Town Delivery funds being made available for wayfinding and signage (2a of Vision Report) (more details below) to facilitate/ support the Town Council and Tin Coast Partnership in extending on-line facilities alongside physical assets of town mapping/ directions;**
- Advise the Town Council of additional signage that could benefit the town;**
- Develop a pilot electric bike sharing scheme for St Just, utilising Tin Coast bicycles and working with Land's End Bike hire, based at Geevor Tin Mine.**

Subject to meeting the funding criteria, it is envisaged that funding will focus on delivering the outcomes rather than the appointment of a person to a temporary post. This model has worked well for the Tin Coast Partnership, which Town Council is part of, to buy in the skills needed through freelancers, if delivery cannot be achieved through partners alone.



TOWN DELIVERY FUND

That the Town Clerk be asked to work with Cornwall Council Officers, to apply for adequate funding (in the region of £30,000) from the Town Delivery Fund. This will be to deliver 2a of the Vision Report - Signage and Wayfinding.

Proposed Robert Chadder, seconded Farmer Morris.

d) Off Street Parking Consultation

Members were encouraged to respond independently to the consultation.

e) Rural Market Town Group

Proposal/Resolution: To join the group for £97 a year. It was unanimously resolved to join for one year and then review.

Proposed Robert Chadder, seconded Farmer Morris

f) Electric Vehicle Charging Strategy

Members were encouraged to respond independently to the consultation.

TC 106. 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:

There were no members of the public remaining at the meeting.

a) Cleaner Vacancy

Proposal/resolution: to approve the appointment of the new cleaner

Proposed Sue James seconded Robert Chadder - unanimous

b) Toilet cleaning contract

Proposal/resolution: to ask the Clerk to go out to tender for the 2024/25 contract and to terminate the existing arrangement which ends 31 March 2024, giving 3 month's notice.

Proposed Farmer Morris seconded Jess Morris - unanimous



c) Interview training for staffing committee – 22 January 2024 at 6pm
– info item.

The meeting closed at 20. 23pm

Chairman's signature _____ Date _____

Chairman's initials _____