

ST. JUST-IN-PENWITH TOWN COUNCIL

**St Just Town Council
Offices
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Date of Issue: 10TH April 2024

ORDINARY MEETING

Dear Councillor

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

**Date: Monday 15 April 2024
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	Farmer Morris
Martin Cavell	Jess Morris
Robert Chadder	John Swarbrooke
Brian Clemens	Fynn Tucker
Chris Denley	Jill Taylor

Members are reminded that the Council has a general duty to consider the following matters in the exercise of any of its functions: Equal Opportunities (age, race, gender, sexual orientation, marital status and any disability) Crime

& Disorder, Health & Safety and Human Rights. Please speak through the chair, and not interrupt others while they are speaking.
This meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media or members of the public. Please note items discussed in public participation should only relate to agenda items. If you wish to speak about anything else, please contact the clerk to arrange for it to be included on the agenda

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 Wednesday preceding the meeting.

Johnny Hosking – planning issue

Dominic Goetz/Nick Donaldson – PA24/01740 Demolition of a garage, construction of a new dwelling and associated works

Jenna Swanson and Trevor Olds – PA24/01954 relocation of St Just Garage

Chloe Pitt - PA24/01591 | Construction of dwelling

Tony Snelson – Lafrowda Funding Application - 8b

Andrew Exelby – Parking – 9a

Pauline Cowham – Coach parking – 9b

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 18th March 2024

6. Matters Arising

To consider any matters arising from the signed minutes.

Social media policy to be approved

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.

- 22/24 Application:** PA24/01740
Proposal: Demolition of garage and construction of new dwelling and associated works.
Location: 1, Murray Villas, Carrallack Lane, St. Just.
- 23/24 Application:** PA24/01954
Proposal: Construction of commercial garage and associated works.
Location: Land North of Chywoone Rural Workshops, Road from New Road to Grumbla, St. Just.
- 24/24 Application:** PA24/02173
Proposal: Works to trees subject to a Tree Preservation Order (TPO), works include Climb and Reduce the Crown of a mature Sycamore growing in the grounds of Cot Manor.
Location: Cot Manor, Cot Valley, St. Just.
- 25/24 Application:** PA24/01591
Proposal: Construction of dwelling.
Location: Land adjacent to Botallack Vean, Botallack, St. Just.
- 26/24 Application:** PA24/02183
Proposal: Extension incorporating existing garage.
Location: An Hal, Bosworlas, St. Just.

b) Decisions:

Application: PA24/00029
Proposal: Application for Non-Material Amendment to PA21/07745 for erection of a single detached dwelling on land in Carnyorth, namely
1) Re-arrange windows on North and South elevations.
Location: Land at Carnyorth, St. Just. **Approval** (T. Cl. No Objection).

Application: PA23/06923
Proposal: Demolition of existing granite pitched roof garages and replacement with a single storey two-bedroom residential property involving the change of use of 250sq m of the site to private residential.
Location: Land North of Higher Bojewyan, Pendeen. **Refusal** (T. Cl. Objection).

Application: PA23/03347
Proposal: Temporary rural workers dwelling (caravan) 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. **Refusal** (T. Cl. Strong Objection).

Application: PA24/00882
Proposal: Construction of external staircase with terrace/balcony area, replacement windows, roof covering and associated work without compliance with Condition 3 and 4 of Decision Notice PA20/00126 dated 10/03/2020.
Location: The Old Stores, St. Just. **Withdrawn** (T. Cl. No Objection).

Application: PA24/00141

Proposal: Change of Use agricultural building to forestry workers storage, overnight accommodation and associated works.

Location: Maintenance Building at The Old Clayworks, Leswidden, St. Just. **Refusal** (T. Cl. Objection).

Application: PA23/07723

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

Location: Gwel an Mor, Levant Road, Trewellard, Pendeen. **Approval** (T. Cl. No Objection).

Application: PA23/09930

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

Location: Bosavern, St. Just. **Approval** (T. Cl. Objection).

c) **Appeals** None

d) **Enforcements** None

e) **Protocols** None

8. Finance

a) Accounts for Payment – see attached

Costs - Description						
	Date	Amount	TC	Item	Payee	Description
1	20/03/2024	£33.24	Pd	Debit Card	South West Water	02 Feb to 01 March
2	20/03/2024	£79.60	Pd	Debit Card	EDF Energy	13 Dec to 11 March
3	20/03/2024	£57.33	Pd	Debit Card	EDF Energy	06 Dec to 05 March
4	20/03/2024	£45.90	Pd	BACS	Hester Hunt	Travel Expenses
5	20/03/2024	£1,025.87	Pd	BACS	CGS Contractors	Inv. No. 1602
6	20/03/2024	£1,383.96	Pd	BACS	Corseval Facilities	Inv. Nos. 059653/059654
7	27/03/2024	£1,000.00	Pd	BACS	Jubilee Pool	Inv. No. 157
8	27/03/2024	£108.00	Pd	BACS	Cornwall Council	Inv. No. 8100459891 - DBS checking
9	27/03/2024	£195.00	Pd	BACS	Energy Performance S.W.	Inv. No. 4109
10	03/04/2024	£36.00	Pd	BACS	Cornwall ALC Ltd.	Inv. No. 2324-740
11	03/04/2024	£135.20	Pd	BACS	Newscentre, St. Just	Library Newspapers Jan to March inclusive
12	03/04/2024	£12.60		Direct Debit	Concorde	Inv. No. 569199
13	03/04/2024	£427.50		BACS	SeaDog IT	Inv. No. 5963
14	03/04/2024	£316.67		Direct Debit	Peninsula	Inv. No. U004150247
15	03/04/2024	£35.00	Pd	BACS	Jacqueline Garratt	Inv. No. 346
16	08/04/2024	£1,431.28		Direct Debit	Octopus Energy	1st March to 1st April 2024
17	08/04/2024	£244.75		BACS	Rentokil	Inv. No. 22125641
18	08/04/2024	£415.17		BACS	Plusprint	Inv. No. 4304
19	08/04/2024	£33.49	Pd	Debit Card	Value Products Ltd.	Order No. 2639648
20	08/04/2024	£2,101.09	Pd	BACS	Cornwall Council	Pension Contributions - March
21	10/04/2024	£8,135.16	Pd	BACS	Individuals	Net salaries - March
22	10/04/2024	£2,765.14	Pd	Direct Debit	HMRC	Tax & N.I. contributions - February
23						
	Total	£20,017.95				

b) Grant Requests:

Lafrowda £3000

9. Correspondence

a) Andrew Exelby – email disseminated - parking

- b) Pauline Cowham – email disseminated – twinning event coach bay required
- c) Mark Smith email – reply disseminated for info only – follow up email to be replied to in 20 working days

10. Information Items and Matters to Report

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- a) Letter of Support re Miners Chapel – for info only
 - b) Cllr Clemens report- see attached
 - c) Mayor's Report
 - d) Carers Policy – to be adopted
 - e) EPC report – see attached
 - f) New Noticeboard outside the Co-op – damaged and beyond repair
[Two Bay Outdoor Recycled Plastic Noticeboard \(noticeboardwarehouse.com\)](http://Two Bay Outdoor Recycled Plastic Noticeboard (noticeboardwarehouse.com))

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).