

MINUTES of the TOWN COUNCIL MEETING of ST JUST-IN-PENWITH TOWN COUNCIL held in the Council Chamber, Council Offices, 1 Chapel Street, St Just on Monday 27 July 2009 at 7.15 p.m.

PRESENT

Councillor M Nicholls - Mayor  
Councillor M Thomas – Deputy Mayor

COUNCILLORS

Ms P S Angove	Mr N McFadden
B F Angwin	Mrs S James
W F East	Mrs S Olds
C McClary	D Stevens
K McFadden	

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Councillor C Goninan, Cornwall Council  
Trevor Bailey, Devon & Cornwall Housing Association  
Delia Webb, Cornwall Council

APOLOGIES FOR ABSENCE

None received.

TC.59 MINUTES

RESOLVED:-That the Minutes of the meeting of the Town Council held on 13 July 2009, subject to Minute no. 57 (b) being amended to read "Lands End Area Providers" be approved as an accurate record and signed by the Town Mayor.

TC.60 DECLARATIONS OF INTERESTS

Councillor Ms P S Angove declared a prejudicial interest in respect of planning application no. 09-0776-P (The Brambles Nursery & Children's Centre) at agenda item no.13 (a) as a member of the Steering Committee and agreed to withdraw from the meeting for consideration of this item.

Councillor Mrs S James declared a personal interest in planning application no.09-0806-P (r/o 1 Coastguard Cottages, St Just) at agenda item no. 13 (a) as the applicant was known to her.

Councillor Stevens declared a prejudicial interest in respect of planning application no. 09-0776-P (The Brambles Nursery & Children's Centre) at agenda item no.13 (a) as the applicant and agreed to withdraw from the meeting for consideration of this item.

Councillor M Thomas declared a prejudicial interest in respect of planning application no.09-0761-P (Trevedra Caravan & camping Site) at agenda item 13 (a)

as a relative of the applicant and agreed to withdraw from the meeting for consideration of this item.

TC.61 DEVON & CORNWALL HOUSING ASSOCIATION

Trevor Bailey, Devon & Cornwall Housing Association attended the meeting to inform the Town Council of proposals to submit a planning application to Cornwall Council for affordable homes on a site adjacent to the recreation ground at Carrallack Lane, St Just. Copies of plans of the proposed development were circulated to members of the Town Council and concerned local residents who had attended the meeting for this item.

Terms had been agreed with the landowner enabling the planning application to be submitted during August 2009. The meeting was advised that there was a significant local need for affordable housing and that the proposals were supported by the Affordable Housing Task Force at Cornwall Council. Access to the site would be via Carrallack Lane and South Place.

The Town Council expressed considerable concern that it had not been previously consulted on the proposal and also in respect of the access to the site as the existing roads were already congested and further housing in this area would only add to the problems. In response Mr Bailey said that County Highways had been consulted and had raised no objection the proposal.

The Town Council reaffirmed its support for affordable housing and Councillor Mrs James referred to the establishment of the Community Land Trust (CLT), whose objective it was to identify suitable sites within the local area which met the needs of the local community and she urged the Housing Association to work with them.

The Town Council expressed its total opposition to the proposed development and felt that in view of the lack of consultation it was being "railroaded" into accepting these proposals. This view was also supported by the 50+ local residents who had attended the meeting.

In response to the concerns raised, Mr Bailey said that he was more than happy to take away other options for consideration but that at present the landowner of the site at Carrallack Lane was the only one willing to proceed.

A local resident said that, on behalf of local residents, he had expressed concerns about development on this particular site over a number of years and outlined the difficulties in trying to access information from Cornwall Council which had now been referred to the Information Commissioner.

Councillor Thomas, as a former District Councillor, commented that the Affordable Housing Task Force was well aware of the local opposition to this site. He felt that it was extending the town in the wrong direction and that he would be opposed to any additional vehicular pressure within the vicinity of Fore Street / South Place. He stressed his commitment to finding suitable sites for the development of affordable housing but that it was important to find the right sites and to work with the CLT, local landowners and the Housing Association to achieve this.

In response Mr Bailey conformed that he was happy to work with the CLT on other options and said that he was due to meet with Alan Fox of the Trust about possible sites.

Councillor Goninan also expressed concern at the proposed submission of a planning application in respect of Carrallack Lane and stated that he had been advised that two other sites at Carn Bosavern and Tregeseal were also being considered at the present time.

It was **agreed** that the Town Clerk would liaise with Mr Bailey regarding arrangements for a further meeting between the Town Council, officers from Cornwall Council's Affordable Housing Task Force, Planning, Highways and the Housing Association as soon as possible with a view to identifying alternative sites within St Just.

Mr Bailey confirmed that in view of the total local opposition to this proposal he would not be submitting an application in respect of the Carrallack Lane site during August.

(Action by : Elaine Baker)

TC.62 90<sup>TH</sup> ANNIVERSARY COMMEMORATION OF THE LEVANT MINE DISASTER

Delia Webb, Cornwall Council's Localism Service attended the meeting to outline plans to commemorate the 90<sup>th</sup> Anniversary of the Levant Mine disaster.

A small memorial service was being arranged by the National Trust and the St Just & District Trust to be held on 20 October 2009, together with a community art project.

Proceeds for the art project would go towards the St Just Miner's Statue appeal.

RESOLVED: - That the Town Council supports the project.

TC.63 ST JUST & DISTRICT LIAISON GROUP AND GEEVOR PARTNERSHIP

The Town Council considered a report by the Town Clerk regarding a proposal to merge the St Just & District Liaison Group with the Geevor Partnership, in the light of the decision taken by Cornwall Council not to continue servicing meetings of the partnership and for the future administration of the new group to be undertaken by the Town Council.

The Town Council expressed concern at the proposals and it was suggested that Councillor McClary who was a trustee of Geevor and Councillor Goninan should take the matter forward with Pendeen Community Heritage.

Following detailed consideration of the issues it was

RESOLVED: That the recommendations contained in the report be not endorsed.

TC.64 NOTICE OF CASUAL VACANCY

The Town Clerk informed the Town Council that the date of the election had been confirmed as Thursday 3 September 2009. The election timetable would commence on 29 July with the issuing of candidate packs and public notices. Candidates would have until noon on 6 August to submit nominations.

TC.65 SHELTERED HOUSING

The Town Council noted the contents of a letter from Cornwall Council regarding Sheltered Housing which sought the help of town and parish councils to raise awareness about sheltered housing to encourage more people who may benefit from this type of accommodation to apply.

TC.66 HISTORIC ENVIRONMENT

RESOLVED: That the notes of the meeting held on 30 June 2009 be noted.

TC.67 PUBLIC SEATS

A list of the public seats currently the responsibility of the Town Council was circulated with the agenda. It was suggested that before any action be taken confirmation be sought from Cornwall Council as to which seats were still in its ownership.

RESOLVED: That the Town Clerk be asked to seek confirmation from Cornwall Council as to the ownership of the public seats within the parish and that a revised list be brought back to the next meeting.

(Action by :Elaine Baker)

TC.68 UNITED NATIONS CLIMATE CHANGE CONFERENCE DEC7 – DEC 18 2009

The Town Council considered a request from the Rev Canon Philip Lambert which sought support to a Cornish Declaration on climate change.

RESOLVED: That the Mayor be authorised to sign the declaration on behalf of the Town Council.

(Action by : Mayor)

TC.69 FINANCE

(a) Applications for Financial Assistance

The Town Council considered a request for financial assistance under S.137 in respect of Home Start Kernow.

RESOLVED: That the request for financial assistance under S.137 be declined.

(Action by : Elaine Baker)

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £1,719.86 be approved for payment.

(c) Letters of Thanks

The Town Clerk reported that a letter of thanks had been received from the St Just Amateur Boxing Club.

TC.70. PLANNING

(a) Applications

**09-0675-HP** Construction of extension and garden shed at 5 Parc an Yorth, Trewellard, Pendeen. Applicant Miss J Male. **T CI no objection.**

**09-0727-HP** Construction of extension and replacement garage at 1 Bollowal Place, Cape Cornwall Road, St Just. Applicant Mr D Baker. **T CI no objection.**

**09-0761P** Construction of replacement reception, shop, cafe and restaurant at Trevedra Caravan and camping Site, Sennen. Applicant Mr & Mrs Nicholas. **T CI no objection.** Councillor Thomas declared a prejudicial interest in this application and withdrew from the meeting during consideration of the application.

**09-0714-P** Installation of 3 x 1.2M Dish Antennas at Carn Bean, Carnyorth, St Just. Applicant Arqiva ltd. **T CI no objection.**

**09-0776-P** Construction of nursery, Children's Centre & associated works at land at Cape Cornwall School, St Just. Applicant The Brambles Nursery & Children's Centre. **T CI supported.** Councillor Miss Angove and Councillor Stevens declared prejudicial interests in this application and withdrew from the meeting for its consideration.

**09-0769-HP** Construction of extension at 14 Boscaswell Terrace, Pendeen. Applicant Mr R Marment. **T CI no objection.**

**09-0739-P** Construction of replacement lookout building at land at Cape Cornwall, St Just. Applicant National Coastwatch. **T CI no objection.**

**09-0806-P** Construction of affordable dwelling and associated works at r/o 1 Coastguard Cottages, Bosorne Road, St Just. Applicant Mrs N Rendell. **T CI no objection provided that Section 106 agreement attached to approval tying the dwelling to affordable housing.** Councillor James declared a personal interest in this item.

(b) Decisions

**09-0586-TCONS** Felling of Bay Willow at Seadrift, 14 Falmouth Place, Carnyorth. Applicant Mr Roger Knapp. **Approved (T CI no objection).**

**09-0438-P** Construction of agricultural building at Kelynack Farm, Kelynack, St Just. Applicant Mr C Williams. **Approved (T CI no objection).**

**07/S/0002/F** Retention of existing chalet as a separate dwelling without compliance with restrictive covenant (1) of the third schedule to the Section 52 Agreement dated 21 July 1989 requiring it to be ancillary domestic accommodation for the dominant property at Chywoone Cottage, New Road, St Just. Applicant Mr & Mrs Pingree. **Withdrawn.**

**09-0433-P** Construction of extension (amended design 06/P/0625) at the Old Forge, Crippas Hill, St Just. Applicant T N & N L McFadden.

**Approved (T CI no objection).**

**09-0482-P & 09-0481-LBC** Change of use of Meeting Rooms to Internet Cafe, alterations and formation of ramped & pedestrian accesses at land adjacent to The Manse, 11 Bosorne Terrace, St Just. Applicant Free Church. **Approved (T CI no objection).**

**09-0594-TCONS** Felling of 5 Monterey Pines at Trevaylor Caravan & Camping Park, Botallack. Applicant Mr Gary Stokes. **Approved (T CI objection).** Informative note included in the decision notice *“that the removal of trees forming visual screening between the caravan site and the road is a breach of planning control pursuant to condition 2 & 3 attached to permission 06/P/0942. In order to correct the breach, replanting must be carried out in accordance with a scheme approved by Cornwall Council.*

**09-0431-P** Construction of greenhouse at Cape House, Cape Cornwall, St Just. Applicant Mrs F Irving. **(Approved (T CI no objection).**

**09-0574-HP** Construction of conservatory at The Stables, New Road, Tregeseal. Applicant Mrs David Tague. **Approved (T CI strong objection).**

**09-0649-P** Alterations to dwelling at The Nuek, Bosorne, St Just. Applicant Dr J Roseveare. **Approved (T CI no objection).**

TC 71 EXCLUSION OF PRESS AND PUBLIC

RESOLVED - that in accordance with Section 100A (4) of the Local Government Act 1972, the press and public be excluded from the meeting during the consideration of the following matters on the grounds that they involve the likely disclosure of exempt information as defined in the identified paragraphs of Part I, Schedule 12A of the Act (as amended).

TC 72 QUARTERLY BUDGET MONITORING (EXEMPT PARAGRAPH 3)

The Town Clerk presented details of the Town Council's income and expenditure, together with bank reconciliations for the period 1 May to 17 July 2009.

RESOLVED: That the financial position of the Town Council be noted.

TC.73 COMMUNITY GARDEN, PENDEEN (EXEMPT PARAGRAPH 3)

The Town Council considered the award of a 12 month contract for maintenance of the Community Garden, Pendeen which had been deferred from the last meeting.

RESOLVED: That, the contract be awarded to the lowest tenderer, subject to the production of current public liability insurance and risk assessments.

(Action by : Elaine Baker)

TC.74 COUNCILLOR REQUEST FOR ITEMS TO BE PLACED ON THE AGENDA (EXEMPT PARAGRAPHS 1)

The Town Council considered a request from Councillor East that the Town Council formerly recognises the contribution made Councillor Rees, former Town

Councillor.

RESOLVED : That the request be not supported.

Meeting closed at 9.40 p.m.

Town Mayor