

MINUTES of the PLANNING COMMITTEE MEETING of ST JUST-IN-PENWITH TOWN COUNCIL held in the Council Chamber, Council Offices, 1 Chapel Street, St Just on Monday 29 June 2009 at 7.15 p.m.

PRESENT

Councillor M Nicholls - Mayor
Councillor M Thomas – Deputy Mayor

COUNCILLORS

Ms P S Angove	Mrs S James
W F East	Mrs S Olds
C McClary	D Stevens

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Councillor C Goninan, Cornwall Council
Katie Penna, Conservation Consultant, Cornwall Council
John Waldon, Independent Consultant, Penwith Moors

APOLOGIES FOR ABSENCE – An apology for absence was received from Councillor B F Angwin who was attending the CALC Annual General Meeting.

PC.1 DECLARATIONS OF INTERESTS

Councillor Stevens declared a personal interest in minute no. PC.6 Urgent Items as a member of the Lafrowda Festival Committee.

PC.2 WEST PENWITH MOORS

John Waldon, explained that he had been employed by Natural England as an Independent Consultant to undertake work on their behalf which had come about due to concerns regarding activities on the moors and downs arising from the Heathlands Restoration Project.

The work involved looking at grazing on the moors from an historical perspective, how it had been managed in the past and bringing forward options for future land management to overcome the recent problems. The final report, for Natural England, was due to be completed by the end of July 2009 and would be based on the views obtained from various groups and organisations such as Save Penwith Moors, the Town Council and the local farming community. He envisaged that the report would also be available to the general public.

Members of the Town Council expressed concern that the views of the Town Council and various other organisations had hitherto been largely ignored by Natural England and welcomed this positive step. Mr Waldon acknowledged that problems had arisen. Communication had been poor and he hoped that through the work he was undertaking similar problems could be avoided in the future. This was an emotive subject as local people felt passionate about the moors which were an

intrinsic part of the local environment.

The issue of the grazing of cattle on the moors was raised and the recent tragic incidents. The Town Council felt that a more sensible approach would have been for Natural England to have carried out experimental grazing and burning trials to determine the effect on the landscape and evaluate impact. Also the detrimental impact that barbed wire fences were having on the local environment was also referred to.

Mr Waldon said that he was looking at the results of trials which had been undertaken by PAROW and stated that the messages coming out regarding the use of barbed wire fencing were confusing. Additional damage had certainly been caused and a number of fences had recently been removed and hedges reinstated.

The Town Council also expressed its concern at the lack of consultation on the installation of the cattle grids on the St Just to St Ives Road which it suggested had blighted the rural landscape. It was due to this lack of consultation that had resulted in the Town Council's previous decision not to support the Heathland Project.

Mr Walden explained that he was currently looking at health and safety issues with regard to the grazing of cattle, but commented that many farmers did not believe that they needed to undertake safety assessments to graze cattle and therefore no none had been undertaken whether needed or not. It was imperative that the right communication channels and decision-making processes were put in place and he commented that from the questions that had been raised by the Town Council the indication was that this had not happened.

In response to a question Mr Waldon agreed to inform the Town Clerk when the Coastal Path which had been closed due to the recent flooding would be reopened.

The Town Council thanked Mr Waldon for attending the meeting.

PC.3 SMALLER VILLAGES CONSERVATION APPRAISALS

Katie Penner, Conservation Consultant, Cornwall Council informed the Town Council that the work on the draft conservation area appraisals for the smaller villages surrounding St Just had now been completed and would now be the subject of a formal six week public consultation process.

However, before the consultation process began the initial views of the Town Council were being sought to ensure that the content of the documents was as up-to-date as possible. The Town Council would have a further opportunity to comment during the consultation process.

Part of the consultation process would include a couple of public sessions, in St Just and Pendeen, where the public would be encouraged to attend to give their views and make comments direct to the officers.

If there were any major changes to the documents as a result of the consultation process the Town Council would be given a further opportunity to comment prior to the documents being considered for adoption by Cornwall Council. Planning officers and outside organisations, such as town and parish councils would be encouraged to use the documents as part of the planning process.

Members of the Town Council expressed some concern that historically planning

officers had tended to put a different interpretation on documents and hoped that there would be a more consistent approach in future.

In response to a questions relating to Article 4 Directions, Mrs Penner confirmed that none were in place at the present time but it was hoped that an Article 4 (2) Direction would be put in place in the future which would give additional protection to the front elevation of houses where they abutted a highway.

It was agreed that the Town Council would forward any comments on the draft documents by Monday 13 July 2009 and that the Town Council would assist with identifying suitable locations for publicity during the consultation process.

Councillor Goninan suggested that in an attempt to encourage public participation in the process every household should receive a leaflet and he also urged for the Article 4 Direction to be put in place as soon as practicable which would strengthen conservation controls.

The Town Council thanked Mrs Penner for attending the meeting.

PC.4 PLANNING

(a) Applications

09-0280-HP – Construction of 2 storey extension on front elevation and conservatory on rear elevation at 17, Higher Bojewyan, Pendeen. Applicant Mr P Young. The Town Council raised a **strong objection** to this application on the grounds of poor design which was unsympathetic to the local area, overdevelopment of the site, design out-of-keeping with the adjoining properties and the loss of on-site parking. In view of the Town Council's strong objection to this application, Councillor Goninan agreed to make a direct request to the Planning Officer that the application be referred to the West Area Planning Committee for determination.

09-0608-HP – Construction of detached garage at Tangora, Carrallack Lane, St Just. Applicant Mr Martin Uren. The Town Council raised **no objection** to this application.

09-0586-TCONS – Felling of Bay Willow at Seadrift, 14 Falmouth Place, Carnyorth, St Just. Applicant Mr Roger Knapp. The Town Council raised **no objection** but felt that the applicant should be encouraged to replace to mitigate the loss of the tree.

09-0594-TCONS – Felling of 5 No. Monterey Pines at Trevaylor Caravan and Camping Park. Applicant Mr Gary Stokes. The Town Council raised a **strong objection** to the removal of any further trees and requested that an appraisal of the works on the site be undertaken as it was the Town Council's view that works were leading to the destabilisation of the trees.

09-0564-TCONS – Felling of 2 No. Monterey Pines 16 Cresswell Terrace, Botallack, St Just. The Town Council reconsidered this application in the light of its objection which was contrary to the recommendation of the Planning Officer and Tree Officer. Having reconsidered the application in the light of the Tree Officer's report and photographs which were circulated by Councillor Stevens the Town Council resolved to **maintain its objection** as the trees were an intrinsic part of the landscape of the village.

(b) Decisions

09-0445-P – Construction of extension to existing livestock agricultural building and associated works at Leswidden Farm, Leswidden, St Just. Applicant Mr T Dauncey. **Approval** (T Cl no objection)

09-0475-HP Construction of a summer house at Rosecommon Cottage, Rosecommon, St Just. Applicant Mrs J Ellery. **Approval** (T Cl no objection)

The Town Council noted the above decisions.

(c) Cornwall Council Planning Liaison Group

The Town Council noted the contents of the minutes of the meeting held on 20 May 2009.

PC.5 POLICY COMMITTEE

The Town Council received the minutes of the meeting of the Planning Committee held on 10 June 2009 and the considered the recommendations contained therein and:-

RESOLVED : That the minutes and the recommendations contained therein be approved as a true and accurate record, subject to minute PC.2 (i) being amended by the deletion of the word "Annual" in the first line and agreed that they be signed by the Mayor.

PC.6 URGENT ITEM

(a) Dispersal Order

Councillor Stevens declare a personal interest in this item as a member of the Lafrowda Festival Committee.

The Town Mayor reported that he had received a request from the Police seeking the Town Council's support to a Dispersal Order being made for the Lafrowda Festival on 17 and 18 July 2009.

RESOLVED: That, on behalf of the Town Council; the Town Mayor be authorised to write a letter in support of the Police action to seek a Dispersal Order on 17 and 18 July 2009.

(b) Public Garden, Opposite Boscaswell Stores, Pendeen

The Town Mayor advised the Town Council that the grass in the garden was in need of cutting and that as the Town Council was responsible for its maintenance he was seeking agreement to asking the Town Council's Footpath Contractor to undertake the work. An estimate for the work had been received by the Town Clerk.

The Town Council acknowledged that the work needed to be undertaken

quickly in view of the pending holiday season but also felt that additional quotes for the work be sought on the basis of an annual maintenance contract.

RESOLVED: That

- (a) The Town Council's Footpath Contractor be asked to cut the grass on an interim basis during July and August 2009, as per the quote received; and
- (b) That further quotes be sought on the basis of an annual maintenance contract for the site.

(Action by : Mayor / Town Clerk)

Meeting closed at 8.45 p.m.

Town Mayor