

MINUTES of the MEETING of ST JUST-IN-PENWITH TOWN COUNCIL held in the Council Chamber, Council Offices, 1 Chapel Street, St Just on Monday 8 November 2010 at 7.15 p.m.

PRESENT

Councillor D Stevens - Mayor
Councillor M Thomas – Deputy Mayor

COUNCILLORS

Ms P S Angove	K McFadden
B F Angwin	N Mc Fadden
Mrs S James	F Morris
C S McClary	M Nicholls
	Mrs S Olds

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Councillor Chris Goninan, Cornwall Council.
Andrew O'Brien and Chris Burlton, Affordable Housing Team, Cornwall Council.

APOLOGIES FOR ABSENCE

None received.

TC.199 PUBLIC ADDRESS AT COUNCIL MEETINGS

None received.

TC.200 MINUTES

RESOLVED:-That the minutes of the Ordinary Meeting of the Town Council held on 18 October 2010 be approved as an accurate record and signed by the Mayor.

TC.201 DECLARATIONS OF INTERESTS

Councillors B F Angwin, K McFadden and N McFadden declared prejudicial interests in respect of minute no. TC 202/10 (Affordable Housing in St Just) as landowner and relatives of one of the landowners of the sites and agreed to withdraw from the meeting for consideration of the item.

Councillors K & N McFadden declared a prejudicial interest in respect of planning application PA10/06875 at minute no/ TC 208/10 (Planning) as they were related to the applicant and agreed to withdraw from the meeting for consideration of the item.

Councillor D Stevens declared a prejudicial interest in respect of planning application PA10/06249 at minute no TC 208/10 (Planning) as the applicant and agreed to withdraw from the meeting for consideration of the item.

Councillor D Stevens declared a prejudicial interest in respect of minute no. TC 207(a)/10 (Finance) as Chairman of the Brambles Nursery & Children's Centre which was seeking a financial contribution from the Town Council and agreed to withdraw from the meeting for consideration of the item.

Councillor D Stevens declared a personal interest in minute no. TC 204(b)/10 (Councillor Request for Items to be placed on the Agenda) as a former Chairman of the Lafrowda Committee.

TC.202 AFFORDABLE HOUSING IN ST JUST (EXEMPT PARAGRAPH 3)

In view of the level of public interest in this item and the number of members of the public attending the meeting, the Mayor, after consultation with the officers from Cornwall Council agreed for the item to be discussed in the public part of the agenda.

Councillor BF Angwin, Councillor K McFadden and Councillor N McFadden declared a prejudicial interest as a landowner of identified sites and relatives of one of the landowners and withdrew from the meeting for consideration of the item.

Andrew O'Brien and Chris Burlton attended the meeting to advise the Council of the feedback that had been received in respect of sites 5B, 6A, 6B and 11 which had been the subject of a further public exhibition held on 5 October and which set out options for taking forward the delivery of affordable homes in St Just.

154 questionnaires had been returned, 147 of which gave a negative response to developing site 11 in Tregeseal for affordable housing.

The overwhelming focus of the questionnaire responses was objection to developing site 11 at the Turnpike, Tregeseal the main reasons being increased risk of flooding, harmful visual impact upon the valley and the lack of convenient pedestrian access to the facilities in St Just Town Centre.

Comments received in relation to sites 5B, 6A and 6B included most suitable sites due to pedestrian access to town centre, keeping additional traffic out of the town centre, should be redeveloping disused sites rather than destroying green fields and preservation of the historic and pre-historic St Just.

In view of these comments Cornwall Council presented a number of recommendations to the Town Council on how to proceed. Following consideration of the recommendations the Town Council

RESOLVED : That the Town Council:-

- (a) acknowledges the content of the letter of 15th October from Cornwall Council outlining the circumstances and apologising for the issues surrounding the consultation exercise;
- (b) accepts the results of the second stage of the consultation, as tabled at the meeting;
- (c) agrees that site 11 be dismissed for further consideration;

- (d) whilst accepting that site 6B is sequentially preferable for development, acknowledges that it cannot be independently accessed and cannot be considered at this time. However if allocated in future, 6B would attract affordable housing through policy at 50%;
- (e) notes that the owners of site 5B are willing, but not able to independently access their land;
- (f) notes the progress made in respect of negotiations on site 6A, and which may include adjoining land not previously highlighted through consultation;
- (g) supports a focus based on a viable 50 x unit scheme comprising 30 affordable homes cross-subsidised by open market sale of 20 dwellings and on the basis of restricted rural affordable housing land value per plot;
- (h) supports Devon & Cornwall Housing Association (DCHA) in a public consultation event based on specific proposals for site 6A, prior to submitting an application; and
- (i) agrees that consideration of the potential and demand for, and location of any future phases for affordable housing be carried out at the appropriate time.

Following conclusion of the debate a number of residents from the Turnpike, Tregeseal informed the Town Council and the officers from Cornwall Council about the anxiety that had been caused to local residents as a result of the engineering survey which had been carried out on behalf of DCHA and that residents had been advised that 80 dwellings were to have been built on site 11 with access via the Turnpike and that in order to achieve this a number of private garages were to be compulsory purchased.

Andrew O'Brien acknowledged the stress caused to local residents as a consequence of these actions but confirmed that Cornwall Council had not been aware, at the time, that such works had been undertaken.

In response to a question from the audience, Andrew O'Brien confirmed that the new Housing Needs Policy would ensure affordable housing for local people.

TC.203 CORNWALL AFFORDABLE HOUSING DEVELOPMENT PLAN DOCUMENT (DPD) – OPTIONS CONSULTATION DRAFT – SEPTEMBER 2010

The Council considered the content of the draft document which set out proposed policies based on an updated housing needs model for Cornwall which had been deferred from the last meeting.

Andrew O'Brien, Cornwall Council's Affordable Homes Team gave an overview of the document which included a new range of home entry prices and interim rents on which the document was seeking comments. He explained that the proposed new entry prices were lower than those of the former district councils.

The document also gave details on Cornwall Council's cross subsidy schemes which put together open market developments with an affordable homes element and the impact of the high proportion of second homes in the county and the need to address the imbalance.

Another aspect was proposals for the introduction of affordable housing in smaller hamlets if a specific need and local connection could be identified. The document also looked at supported housing needs, development of quality housing and the potential for converting rural dwellings into affordable accommodation.

The Mayor commented that the main policies that the Town Council needed to consider were AH3 (Special cases – rural and coastal settlements) and AH4 (Smaller Towns and Villages) and referred to the online questionnaire which he urged Councillors to complete.

Chris Burlton, Cornwall Council's Affordable Housing Team explained that this was the first stage in the consultation process and that comments were being invited on the draft document, following which the document would be rewritten. A further period of public consultation would be held during 2011 with a view to formal adoption of the document by the end of 2011.

RESOLVED: That a formal response on behalf of the Town Council is not made and that Town Councillors be encouraged to submit comments to Cornwall Council on an individual basis.

TC.204 COUNCILLOR REQUEST FOR ITEM TO BE PLACED ON THE AGENDA

(a) TIC Funding

The Mayor reported that he and the Town Clerk had met with Pam Martindale and Christina Carson, Cornwall Council Library Service on 18 October to discuss the future of the Tourist Information Centre (TIC) at St Just Library.

The Mayor advised the Council that funding for the TIC was to be withdrawn in 2011 and that the service would no longer be provided in St Just. The TIC currently cost £5,600 to provide the service and the Mayor confirmed that he was due to attend a meeting with the Land's End Accommodation Providers on 11 November to discuss this issue and possible options for future funding of the service.

In response to questions from the Town Councillors, the Mayor stated that he wished only to highlight the issue with the Town Council at the present time and that hopefully the issue would be considered as part of the Precept Meeting in December when the Council would be approving its budget for 2011 / 2012.

(b) Use of the Plen-an-Gwarry for Lafrowda

Councillor D Stevens declared a personal interest in this item as a former Chairman of the Lafrowda Committee.

Councillor Mrs James commented that as the Council's representative at PACT meetings she had been asked to raise residents' concerns in respect of Lafrowda with the Town Council and in an attempt to alleviate the concerns of residents expressed at those meetings to seek the Council's support to the proposed resolution as set out below:

“That before the Town Council agrees to the use of the Plen-an-Gwarry for Lafrowda in 2011, that the Council invite a representative of the Lafrowda Committee together with the Police Sector Manager for this area, to give a joint presentation on arrangements to maximise the benefits to the town whilst minimising alcohol fuelled disruption.”

From the discussion at the last two PACT meetings it was evident that there had been some failure in the joint working between the Lafrowda Committee and the Police and the proposed resolution was an attempt to enable the Town Council to have an active role in ensuring that proper arrangements were put in place so as to avoid similar problems in the future on land for which the Town Council was responsible.

Councillor McClary, who acted as a marshall at Lafrowda, commented that there was no reason for the Council to become involved in the issue and that it was appropriate for the matter to be handled between the Lafrowda Committee and the Police, and he confirmed that the Lafrowda Committee was currently looking at ways to mitigate a reoccurrence of this year's problems.

The Deputy Mayor commented that the resolution only sought to ensure that the Town Council was fully briefed on the planned arrangements as it was responsible for the Plen-an-Gwarry.

It was proposed by Councillor Mrs S James and seconded by Councillor Angwin that the Council supports the resolution. The resolution was put to the vote and was subsequently lost.

TC.205 REMEMBRANCE SUNDAY PARADE AND CHURCH SERVICE

The Council was advised that it had been invited by the St Just Branch of the Royal British legion to attend the annual Remembrance Sunday Parade and Church Service.

The Mayor reported that he would not be able to attend the service and the Council considered who should lay the wreaths on behalf of the Town Council at the St Just and Pendeen services.

RESOLVED : That Councillor N McFadden be appointed to lay the Council's wreath at St Just and that the Deputy Mayor and Councillor James be appointed to represent the Town Council at the Pendeen service and to lay the wreath.

TC.206 CHRISTMAS SHOP WINDOW DISPLAY

The Town Clerk reported that the number of shops which participated in the Christmas Shop Window Display competition had been gradually declining in recent years and sought the Council's views on how this year's competition could be improved.

RESOLVED That the issue be raised at the next meeting of the Land's End Chamber of Commerce to be held on 9 November 2010.

(Action by : Morley Thomas / Sandy Angove)

TC.207 FINANCE

(a) Application for Financial Assistance

Councillor D Stevens declared a prejudicial interest in respect of the application for financial assistance from Brambles Nursery as Chairman of the Nursery and Children's Centre and agreed to withdraw from the meeting for consideration of the item.

The Council considered a report by the Town Clerk which gave details on requests for financial assistance from the Friends of Cape Cornwall School to replenish the school's music practice room to enable them to meet the needs of young musicians not just in the school but also for local community use, Cornwall Blind Association towards its volunteer transport service for the blind and visually impaired people in the local area and the new Brambles Nursery towards the cost of completing works in respect of the access path and new gate.

RESOLVED: That

- (a) the consideration of a grant to the Friends of Cape Cornwall School to be used as match funding when applying for other grants be deferred until the next meeting of the Council on 22 November pending receipt of audited accounts;
- (b) a grant of £200 be awarded to the Cornwall Blind Association towards its volunteer transport service; and
- (c) no grant is awarded to the Brambles Nursery to complete the access path and gate.

(Action by : Elaine Baker)

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £1,369.88 be approved for payment.

(c) Letters of Thanks

Letters of thanks were received from Cape Cornwall Pilot Gig Club, St Just Football Club and the St Just Pre-School Playgroup.

TC.208 PLANNING

Applications

PA10/05680B Construction of store and formation of parking area to serve allotments at Kenidjack Valley, Nancherrow, St. Just. Applicant the National Trust. **T CI support**

PA10/06154 Creation of hardstanding and widening gateway at Lyndhurst, Penzance Road, Pendeen. Applicant Ms. C. Belsham. **T CI objection, agree with Planning Officer's comments.**

PA10/06203 Demolition of and construction of replacement annexe at Assembly, Cape Cornwall Street, St. Just. Applicant Ms. Abigail Reynolds. **T CI no objection**

Councillor D Stevens declared a prejudicial interest in respect of the following planning application as the applicant and withdrew from the meeting for consideration of the application.

PA10/06249 Construction of single storey extension at Pras-Goth, Botallack, St. Just. Applicant Mr. Dave Stevens. **T CI no objection**

PA10/05838 Erection of low impact barn for agricultural use at Bartinney Downs, Near Crows-an-Wra, St. Buryan. Applicant Mr. A. Jacobs. **Deferred pending receipt of report.**

Replacement of windows with upvc at The Old Farm House, Levant Mine, Trewellard, Pendeen. Applicant Mr. & Mrs. E. Treseder. **T CI no objection but would prefer to see use of timber framed windows**

PA10/06830 Listed Building Consent in respect of loft conversion and associated works at Winkers Cottage, Bosavern, St. Just. Applicant Mr. S. Nicholas. **No comment.**

Councillors K & N McFadden declared a prejudicial interest in this item as a relative of the applicant and withdrew from the meeting for consideration of the item.

PA10/06875 Continued use of premises without complying with Condition 4 and 6 of Decision Notice 99/P/0823/FD dated 11th January, 2000 at adjacent to Ambleside, Brea Farm, St. Buryan. Applicant Mr. S. Trembath. **T CI no objection**

TC.209 INFORMATION ITEMS

(a) Refuse and Recycling Update

The Mayor reported on the responses that he had received from Mike Toms, Cornwall Council's Area Collection Manager for Waste & Recycling to questions he had raised at the last Town and Parish Forum Meeting. The questions related to the number of recycling boxes per property, the disappearance of wheelie bins in St Just and damage caused by Biffa when moving wheelie bins. The Town Council was also advised of the contact number to arrange for replacement bins. An assurance was given that although recycling banks had been identified as an area which could be affected by Cornwall Council's budget cuts not all sites would be affected and it was hoped that the St Just Recycling Facility would be retained.

Meeting closed at 8.43 p.m.

Town Mayor