

MINUTES of the ORDINARY MEETING of ST JUST-IN-PENWITH TOWN COUNCIL held in the Council Chamber, Council Offices, 1 Chapel Street, St Just on Monday 11 June 2012 at 7.15 p.m.

PRESENT

Councillor Mrs S James – Town Mayor  
Councillor D Stevens – Deputy Mayor

COUNCILLORS

Ms P S Angove	N McFadden
B F Angwin	F Morris
C S McClary	Mrs S Olds
K McFadden	

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

None.

RESIGNATION OF TOWN COUNCILLOR

The Town Mayor reported the resignation of Councillor William Francis East with effect from 31 May 2012.

PUBLIC ADDRESS AT COUNCIL MEETINGS

None.

TC.37 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Nicholls, Councillor Thomas and Cornwall Councillor Chris Goninan.

TC.38 DECLARATIONS OF INTERESTS

None received.

TC.39 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 28 May 2012 be approved as an accurate record and signed by the Town Mayor.

TC.40 MATTERS ARISING

In respect of minute no. TC.28/12 (Draft Code of Conduct), the Town Clerk reported that a new interim code of conduct had been produced by Cornwall Council, in consultation with the Cornwall Association of Local Councils, and that it would be brought to the next meeting of the Council on 25 June 2012 for adoption, prior to its implementation on 1 July 2012.

(Action by : Elaine Baker)

TC.41 COMMUNITY LAND TRUST CONFERENCE - LONDON

The Town Mayor gave a report on her attendance at the Community Land Trust Conference on 22 May 2012 relating to issues of interest to the Town Council.

The main focus of discussion had centred on neighbourhood planning which empowered local communities and reduced discretion of the local authority, for which it was hoped further funding would be made available for a second wave of testing. Other topics discussed include the new concept of:

- “Right to Bid” which offered local communities the opportunity to bid to take over responsibility for land and buildings which were of local importance, whether in public or private ownership.
- “Right to Challenge” enabled other organisations to challenge local authorities if they believed they could provide services more efficiently, with the exception of the health service. When activated it prompted a procurement process exercise.
- “Right to Build” which gave local councils the right to build, with community support. The conference view was that this offered little more than community land trusts.
- There would be new income streams and practical support to increase the availability of housing. A new homes bonus scheme would be established which allocated money to local authorities to help increase their housing stock, based on Council Tax receipts which was hoped would bring existing empty homes into use. Local councils would be expected to consult their local communities on how the funding was used. There was a suggestion that the money could be used to fund new neighbourhood plans.
- There would also be a new Community Infrastructure Levy to replace S.106 Agreement off site payments. This would be a charge on new developments to be spent on new infrastructure. The Town Council was advised that Cornwall Council had not, as yet opted into the scheme but it was anticipated that 70% of all local authorities would have done so by 2016.

TC.42 COMMUNICATIONS

Councillor McClary sought the Town Council’s support to the development of a new Council forum in its website to increase engagement with the local community on important issues.

As communication was an important element in achieving Quality Council status, the Town Council

RESOLVED: That the issue of communications be referred to the next meeting of the Staffing Committee on 18 June 2012 for inclusion in the Committee's work programme for 2012 / 13.

(Action by : Elaine Baker)

TC.43 DEFRA CONSULTATION – IMPROVEMENTS TO THE POLICY & LEGAL FRAMEWORK FOR PUBLIC RIGHTS OF WAY

The Town Council was advised that DEFRA was currently carrying out a public consultation on a proposed package of changes to the processes for recording, diverting and extinguishing public rights of way.

RESOLVED: That, if any Town Councillor wished to participate in the public consultation it was done so on an individual basis.

TC.44 PLANNING APPLICATIONS (APPEALS BY TOWN AND PARISH COUNCILS) BILL

The Town Council considered a request from Leiston-cum-Sizewell Town Council regarding rights of appeal for local councils as detailed in the Planning Applications (Appeals by Town and Parish Councils) Bill.

The new bill would give local councils the right to appeal against the granting of planning permission in cases where the local council had advised against acceptance.

RESOLVED: That a letter be sent from the Town Council to Peter Aldous MP and Neil Carmichael MP urging them to seek adoption of the Bill.

(Action by : Elaine Baker)

TC.45 ST JUST-IN-PENWITH TOWN COUNCIL – CONSULTATION OF APPOINTMENT OF EXTERNAL AUDITOR FOR 2012 / 2013 AND FUTURE YEARS

The Town Council considered a letter from the Audit Committee dated 10 May 2012 regarding the appointment of Grant Thornton UK LLP to audit the annual return from the Town Council for five years from 2012 / 13, commencing on 1 September 2012.

RESOLVED: That the Town Council raises no objection to the appointment of Grant Thornton UK LLP.

TC.46 PREMISES COMMITTEE

The Town Council received the minutes of the Premises Committee held on 21 May 2012 and considered the recommendations contained therein.

RESOLVED: That the engagement of a specialist surveyor to carry out a condition survey of the Clock Tower / War Memorial be approved.

Action by : Elaine Baker

TC.47 CHRISTMAS SHOP WINDOW DISPLAY

The Town Council discussed the continuation of the annual Christmas Shop Window Display Competition and was advised that the Chamber of Commerce was interested in becoming involved in the event as part of an advent fayre at the beginning of December.

RESOLVED: That the Lands End Chamber of Commerce be advised that the Town Council has no objection to it taking forward the organisation of the Christmas Shop Window Display Competition as part of its planned festivities for the town.

(Action by : Elaine Baker)

TC.48 FINANCE

(a) Accounts for Payment

RESOLVED: That the accounts to the value of £54.99 be approved for payment.

(Action by: Elaine Baker)

(b) Letters of Thanks

The Town Clerk reported that letters of thanks had been received from the Centre of Pendeen and "Sundance" in connection with the grants which had been recently awarded.

TC.49 PLANNING

(a) Decisions

**PA12/01658** Construction of replacement single storey building to provide store, resource and administration/changing/meeting building at the Old Telephone Exchange, Plain-an-Gwarry, Off Market Street, St. Just. Applicant: Ms. M.A. Bloomfield. **Approval** (T.C. No Objection).

TC.50 INFORMATION ITEM

(a) Amendments to the Licensing Act 2003

The Town Council noted the content of an email from Cornwall Council regarding amendments to the Licensing Act 2003 in so far as they affected town and parish councils.

TC.51 MATTERS FOR REPORT

The Town Mayor reported that the application for the affordable homes development at Moorland Close, Pendeen had been approved by Cornwall Council's Planning West Sub Committee.

The Deputy Mayor reported that consideration of the West Cornwall Local Action Group Funding application in respect of the proposed allotments at Bosavern Farm had been deferred until July.

Councillor McClary requested that South West Water's proposal for a new sewage treatment scheme at Boswedden and Porthledden be placed on the agenda for the Town Council meeting on 9 July 2012.

(Action by : Elaine Baker)

Councillor Ms Angove advised the Town Council that Pengarth Day Centre was holding an Open Afternoon on Thursday 14 June 2012.

The Town Clerk advised the Town Council that Cornwall Rural Housing Association Limited was currently seeking expressions of interest from anyone interested in being considered for membership of its Board.

The Town Clerk also advised the Town Council that Cornwall Council would be hosting a further two day Renewable Energy Show at the former Gaia Centre, Delabole on 26 and 27 July 2012. Further details could be obtained from the Town Clerk's Office.

Meeting closed at 7.50 p.m.

Town Mayor