

MINUTES of the ORDINARY TOWN MEETING of ST JUST-IN-PENWITH TOWN COUNCIL held in the Council Chamber, Council Offices, 1 Chapel Street, St Just on Monday 12 March 2012 at 7.15 p.m.

PRESENT

Councillor M Thomas – Mayor
Councillor Mrs S James – Deputy Mayor

COUNCILLORS

| | |
|-------------|------------|
| B F Angwin | N McFadden |
| W F East | F Morris |
| C S McClary | M Nicholls |
| K McFadden | Mrs S Olds |
| | D Stevens |

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Councillor Chris Goninan, Cornwall Council
Andy Golay, Affordable Housing Team, Cornwall Council
Chloe Pitt, Planning & Regeneration Service, Cornwall Council

PUBLIC PARTICIPATION

None.

APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Ms Angove.

TC.266 DECLARATIONS OF INTERESTS

Councillor N McFadden declared a prejudicial interest in minute no. TC274(a)/12 (Requests for Financial Assistance) as Chairman of the St Just Amateur Boxing Club, but advised the Town Council that he wished to withdraw the application to be re-submitted at a later date.

TC.267 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 27 February 2012 be approved as a correct record and signed by the Town Mayor.

TC.268 NEIGHBOURHOOD PLANS

Andy Golay and Chloe Pitt from Cornwall Council's Planning & Regeneration Service attended the meeting to advise the Town Council on the new Neighbourhood Plan process which came into being as part of the new Localism Act 2011 which was enacted

in November 2011 and would come into force on 6 April 2012.

The aim was to produce plans in collaboration with the local community, indicating where development might be acceptable. There were three options available to local town and parish councils, the production of a Neighbourhood Plan, introduction of Neighbourhood Development Orders or a Community Right to Build.

All Neighbourhood Plans would need to conform with the new Core Strategy document and a number of town and parish councils had already been chosen to undertake pilot projects, for which funding was available, to act as “frontrunners” in advance of the act coming into force.

Chloe Pitt advised that Cornwall Council had produced a toolkit for anyone interested in developing a Neighbourhood Plan which could focus on issues such as employment or housing. Plans were designed to set out a vision for development opportunities within a local area, supported by the local community. Any plan would be subject to an independent examination to ensure conformity, together with a referendum for which there must be a simple majority of 50% of those voting in support of the plan.

The Council was informed that as part of the pilot project, Penzance Town Council was currently working on the development of a Neighbourhood Development Order (NDO) for the Battlefields / Lescudjack areas of Penzance to control doors and windows. The new NDO would be accompanied by a new design guide specifying what materials / designs would be acceptable and provided that the installation was in compliance with the design guide, planning permission would not be required. The NDO would in effect replace the existing Article 4 restriction.

The Council was also advised that funding was available through the Government's Supporting Communities Fund to assist in the process and that if the Town Council wished to develop its interest then contact should be made with the Local Community Network Manager who could provide further information, particularly on the availability of funding.

TC.269 THE QUEEN'S DIAMOND JUBILEE

The Town Council considered a report by the Town Clerk which set out a number of ways in which the Town Council might mark The Queen's Diamond Jubilee on 4 June 2012. The local schools had been approached to ascertain their plans and the report also included information on a number of other events being planned by local organisations and groups.

The report set out a number of options including the purchasing of commemorative coins, spoons and mugs for local school children, jubilee presentation to a local person who had made a significant contribution to the community & reception and a new commemorative seat.

RESOLVED: That

1. The Town Clerk be authorised to purchase commemorative mugs to mark The Queen's Diamond Jubilee for the pupils of both primary schools and nurseries in St Just and Pendeen; and

2. That Cape Cornwall School be advised that there would be a limited number of additional mugs which pupils from the school could request on a first come first served basis.

(Action by : Elaine Baker)

TC.270 BUSINESS RATES UPDATE AND REQUEST TO CONTINUE LOBBYING LOCALLY

The Town Council considered the detail of briefing note from the National Association of Local Councils regarding the Local Government Finance Bill, and in particular the call measures to be included in the bill to localise business rates to go further to reflect and incentivise the key role of local town and parish council in supporting economic and business growth.

The Town Council also considered the request from CALC that a letter be sent to Andrew George MP on this issue.

RESOLVED: That the content of the briefing be noted and that a letter be sent to Andrew George MP seeking his support to localise business rates.

(Action by : Elaine Baker)

TC.271 INTERNAL AUDIT COMMITTEE

The Town Council received the minutes of the Internal Audit Committee held on 17 February 2012 and the recommendations continued therein.

RESOLVED : That

1. Subject to the inclusion of the following amendment, that the Council's financial regulations be endorsed as fit for purpose:

Paragraph 9.3 inclusion of the following

"9.3 That the assets in the Asset Register are based on their insurance value."

2. The Town Council's risk management arrangements be endorsed;
3. The Asset Register for 2011 / 2012 is approved.
4. If necessary, a new valuation of the specified items is undertaken in advance of the insurance renewal.

(Action by : Elaine Baker)

TC.272 COMMUNITY LAND TRUST CONFERENCE

The Town Council was advised that Councillor Mrs James, as Chair of the Community Land Trust had been offered a free place to attend a conference on the new Localism Act in London on 22 May 2012.

As the conference was primarily on the Localism Bill, the Council was asked if it would consider paying her travelling expenses as her attendance at the conference would also be beneficial to the Town Council.

RESOLVED: That the payment of Councillor Mrs James' travel expenses to attend the conference in London be approved.

(Action by : Elaine Baker)

TC.273 CPRE CORNWALL

The Town Council considered the contents of a letter from CPRE Cornwall, which included a formal request for the Council to join the organisation.

RESOLVED: That no further action be taken.

TC.274 FINANCE

(a) Applications for Financial Assistance

The Town Council considered a report by the Town Clerk which gave details on requests for financial assistance received from the West Penwith Community Bus Association (WPCBA), St Just Amateur Boxing Club and the Midsummer Committee.

RESOLVED : That the following grants be awarded:-

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|-----------------------------|------------------------|
| WPCBA | £500.00 |
| St Just Amateur Boxing Club | Application withdrawn. |
| St Just Midsummer Committee | £300.00 |

(Action by : Elaine Baker)

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £4,758.72 be approved for payment.

(c) Letters of Thanks

The Town Clerk reported that a letter of thanks had been received from Cruse Bereavement Care and St Just & District Camera Club in respect of their recent donations.

TC.275 PLANNING

(a) Applications

PA12/01303 Conversion and extension of redundant barn to create a holiday dwelling at Cocks Roost, St. Just. Applicant: Mrs. Sarah Watt. **(T Cl no overall objection in principle, support Planning officer's comments provided granite to**

be used is locally sourced. However, the T Cl requests installation of wood windows and doors to preserve the character of the barn and considers that the balcony structure detracts from the character of the barn.).

PA12/01080 Refurbishment and alteration of two annexes to main house to provide holiday let accommodation at Boscean Country House, St. Just. Applicant: Mr. Tom Conway. **(T Cl no objection).**

PA12/01081 Refurbishment and alteration of two annexes to main house to provide holiday let accommodation. Bungalow annexe with the addition of a dormer window. Two storey annexe with the addition of a bay window at Boscean Country House, St. Just. Applicant: Mr. Tom Conway. **(T Cl no objection).**

(b) Decisions

PA11/10919 Installation of a modular cabinet on land adjacent to Cornerside, Botallack, St. Just. Applicant: Openreach. **Prior approval not required (AF/TEL/DEM)** (T. Cl. Support).

PA12/00576 Erection of a single storey side extension at 20A Talveneth, Pendeen. Applicants: Mr. & Mrs. S. Dilkes. **Approval** (T. Cl. No Objection).

TC.276 INFORMATION ITEMS

1. Public Conveniences Review

The Town Council noted the contents of a letter dated 27 February 2012 from Julian German, Cornwall Council which provided an update on the public conveniences review.

2. Proposal to Empower Town & Parish Councils

The Town Council noted the response received from the Department of Communities and Local Government regarding the planning proposal submitted by Leiston-cum-Sizewell Parish Council.

TC.277 MATTERS FOR REPORT

The Town Clerk reported that the grant application had been submitted to English Heritage.

Councillor Mrs Olds requested that the issue of cemetery leases be brought to a future meeting of the Town Council.

Councillor McClary raised the issue of the new sign for the front of the Town Council building and was provided with an update on the position.

Councillor Stevens reported that a new risk assessment on the Plen-an-Gwarry was to be carried out and he agreed to supply the Town Council with a copy.

Ordinary Meeting of St. Just Town Council 12 March 2012

The Mayor advised the Town Council that the Chamber of Commerce had expressed an interest in the Christmas Shop Window Display Competition. Further information would be presented to the Council when it discussed this year's competition later in the year.

The Mayor also gave the Town Council an update on the situation regarding the proposed new sewage works at Cape Cornwall / Porthledden.

Meeting closed at 8.20 p.m.

Town Mayor