

MINUTES of the ANNUAL MEETING of ST JUST-IN-PENWITH TOWN COUNCIL held in the Council Chamber, Council Offices, 1 Chapel Street, St Just on Monday 14 May 2012 at 7.15 p.m.

PRESENT

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

COUNCILLORS

Ms P S Angove	N McFadden – arrived at 7.21 p.m.
B F Angwin	F Morris
W F East	M Nicholls
C S McClary	Mrs S Olds
K McFadden	Mr M Thomas

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Shirley Darby – Assistant to Town Clerk

TC.1 ELECTION OF TOWN MAYOR & DECLARATION OF ACCEPTANCE OF OFFICE

RESOLVED: That Councillor Mrs Sue James is elected as the Town Mayor for the Municipal Year 2012 / 2013. Councillor Mrs James duly signed the declaration of acceptance of office.

TC.2 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Goninan.

TC.3 DECLARATIONS OF INTERESTS

Councillor Angwin declared a prejudicial interest in minute no TC.14(a)/12 (Applications) in respect of planning application PA12 /03747 as he was the applicant and agreed to withdraw from the meeting for its consideration.

Councillors K & N McFadden declared a prejudicial interest in minute no. TC.14(a)/12 (Applications) in respect of planning application PA12/03747 as they were related to the applicant and agreed to withdraw from the meeting for its consideration.

Councillor M Thomas declared a personal interest in minute no. TC.9/12 (Environment & Tourism Committee) as a Director of Bosavern Community Enterprise which was involved in the allotment project.

Councillor Thomas also declared a personal interest in minute no. TC.15(a) (Financial Assistance) as a Governor at Cape Cornwall School which had applied to the Town Council for grant funding.

TC.4 ELECTION OF DEPUTY TOWN MAYOR & DECLARATION OF ACCEPTANCE OF OFFICE

RESOLVED: That Councillor Dave Stevens is elected as the Deputy Mayor for the Municipal Year 2012 / 2013. Councillor Stevens duly signed the declaration of acceptance of office.

TC.5 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 23 April 2012 be approved as an accurate record and signed by the Town Mayor.

TC.6 ATTENDANCE AT MEETINGS

Councillor East requested that his attendance be amended to read 17 out of possible 17 meetings due to suspension.

RESOLVED: That the schedule of Councillor attendance at Council meetings during the municipal year 2011 / 2012, as amended be noted.

TC.7 APPOINTMENT OF TOWN COUNCIL COMMITTEES

RESOLVED : That the following committee memberships be approved for the Municipal Year 2012/ 2013:-

(a) Environment & Tourism Committee

C S McClary, N McFadden, F Morris, M Nicholls, Mrs S Olds, D Stevens

(b) Staffing Committee

P S Angove, K McFadden, N McFadden, Mrs S James, F Morris

(c) Constitutional Review Committee

Ms P S Angove, B F Angwin, M Nicholls, D Stevens, M Thomas (1 vacancy)

(d) Internal Audit Committee

Ms P S Angove, B F Angwin, N McFadden, M Nicholls, D Stevens, M Thomas

(e) Premises Committee

P S Angove, C McClary, K McFadden, N McFadden, M Nicholls, M Thomas

TC.8 EXTERNAL REPRESENTATION – COUNCIL APPOINTMENTS

(a) Cornwall Association of Local Councils

K McFadden

(b) Cornish Mining Consultative Forum

C S McClary

(c) West Penwith Community Bus Committee

D Stevens

(d) Land's End Area Forum

M Nicholls

(e) St Just Community Sports Hall

F Morris

(f) Heathland Forum

K McFadden

(g) Centre of Pendeen

Mrs S James

(h) Local Planning Forum

N McFadden

(i) Board of Trustees Pengarth Day Centre

Ms P S Angove

(j) Penzance, St Just, Nevada City & Bendigo Twinning Group

B F Angwin, F Morris

(k) Mayor's Parlour

Town Mayor

TC.9 ENVIRONMENT & TOURISM COMMITTEE

Councillor Thomas declared a personal interest in this item as a Director of Bosavern Community Enterprise.

The Town Council received the minutes of the Environment & Tourism Committee held on 30 April 2012 and considered the recommendations contained therein.

Councillor Stevens reported that he and Rob Pickering had met with Clare Leverton Cornwall Development Company to finalise the funding application to the West Cornwall Local Action Group but that one of the outstanding items was the amount of match funding to be provided by the Council. Ms Leverton had indicated that the Council could include the £12,000 which the Town Council had set aside in reserves for allotments. However, the Town Clerk reminded the Council that at a Council meeting in December 2010 it had been resolved that the £12,000 would be ring fenced to deliver the allotments at Kenidjack Valley.

Some Town Councillors expressed concern at the possibility of having to find additional funding, particularly as the Council had fulfilled its statutory obligation by providing the allotments at Kenidjack, and that the £21,000 which was being requested from the LAG would be insufficient to realise the project based on the quotations received so far.

In response Councillor Stevens reported that a further grant application was being made to "Awards for All" for an additional £10,000.

Following detailed consideration of the issues it was

RESOLVED : That

- (a) The agreed actions as set out in the minutes be endorsed; and
- (b) £4,000 of match funding be set aside in the Council's budget as part of the application to the West Cornwall Local Action Group in respect of the proposed new allotments at Bosavern Farm.

(Action By Dave Stevens / Elaine Baker)

TC.10 YEAR END 31 MARCH 2012

- (a) Summary of Receipts and Payment Account for the Year Ended 31 March 2011

RESOLVED: That the summary of receipts and payment account for the year ended 31 March 2012 (as appended to the signed minutes) be approved.

- (b) Internal Audit Report – Year Ended 31 March 2011

The Town Council considered the Internal Audit report for the year ended 31 March 2012 which had been prepared by Hudson Accounting Ltd. The scope of the audit covered the areas referred to in Appendix 9 of the National Association of Local Council's publication "Governance & Accountability for Local Councils" and had been carried out in line with the Chartered Institute of Public Finance and Accountancy's Internal Audit Standards.

Selective testing had been carried out and relevant policies, procedures and controls reviewed all of which were found to be satisfactory. (Copy of the report is appended to the signed minutes).

RESOLVED: That the report be noted.

(c) Completion of the Annual Governance Statement of the External Auditor

The Town Council considered the contents of the annual governance statement which ensured that there was a sound system of internal financial control in place, including the preparation of the accounting statements.

RESOLVED: That the annual governance statement for year ended 31 March 2012 be approved.

(Action by: Elaine Baker)

TC.11 St Just Midsummer Committee

The Town Council considered a letter dated 20 April 2012 from the St Just Midsummer Committee informing the Council that, with regret, it was no longer able to continue in its current form and that the annual Midsummer Parade would not be taking place.

The Council was advised that increasing health & safety issues had been a contributory factor in the decision and the Council was asked to consider forming a new committee under its auspices to preserve the local tradition.

RESOLVED: That, through the assistance of The Cornishman Newspaper an appeal be made for expressions of interest from other local groups and organisations which may be willing to take on responsibility for organising future Midsummer Parades.

TC.12 St Just Playing Field

The Town Council considered a letter dated 3 May 2012 from Cornwall Council advising that repair works were required to the skate park as a result of vandalism and wear and tear which were likely to cost in the region of £3,000. The Council was advised that Cornwall Council's Environment Service budget for equipped play & youth facilities was severely restricted and could not cover the cost of the repair works. It was acknowledged that the skate ramp was regularly used but would continue to be fenced off until the works could be undertaken because of health and safety issues.

The Council was advised that Councillor Goninan has agreed to make a financial contribution of approximately £1,000.00 from his community chest towards the cost of the repairs and Cornwall Council was approaching the Town Council to ask if it could also make a financial contribution.

The Town Council was also informed that the existing shelter had been inspected by Cornwall Council's safety expert who had confirmed that the shelter required complete replacement. However, due to its design, location and existing value Cornwall Council's view was that it was not worth replacing. This view had also been supported by the local Police, who had confirmed that the structure had no value to users of the open space.

Cornwall Council's and the Police view was that a new purpose built shelter located nearer to the skate park would be more appropriate at a cost in excess of £3,000.00 for which local funding would also be required. The Council was advised that if funding could

be found for a new shelter, Cornwall Council would continue to maintain the facility. The temporary fencing around the shelter would remain in place until the Town Council's view was known and if there was no objection the structure would be demolished and the site cleared. If the Council wished to preserve the shelter it would need to reimburse Cornwall Council for the cost of the fencing and on-going hire costs. The Town Council would also be required to commit to fund a structural assessment to assess the appropriate action to meet future costs.

RESOLVED : That

1. Cornwall Council is advised that the Town Council has approved a financial contribution of £1,000 towards the cost of the repair works to the Skate park;
2. The Town Council has no objection to the demolition of the shelter; and
3. The issue of a replacement shelter is placed on the agenda for the next meeting of the Environment & Tourism Committee to be held on 2 July 2012, and that Cornwall Council is advised accordingly.

(Action by : Elaine Baker)

TC.13 CORNWALL COUNCIL (OFF STREET PARKING PLACES) (AMENDMENT NO.1) ORDER 2012

The Town Council considered the proposed changes to the Cornwall Council (Off Street Parking Places) (Amendment No.1) Order 2012 which sought to remove parking charges from Lafrowda Car Park, St Just and St John's Terrace, Pendeen.

RESOLVED: That the Town Council has no objection to the proposed amendment in respect of Lafrowda and St John's Terrace car parks.

(Action by : Elaine Baker)

TC.14 B3306 ST JUST TO ST IVES SPEED LIMIT REVIEW

The Town Council's view was sought on the proposed extension of the 30 mph speed limit at Carrallack Lane, St Just, and in addition, together with the upgrading of Traffic Regulation Orders and signing within the vicinity to ensure that the existing speed limits were enforceable.

RESOLVED: That Cornwall Council be advised that the Town Council considers that there is no additional benefit in the proposal and that it is not a good use of public money.

(Action by : Elaine Baker)

TC.15 FINANCE

(a) Financial Assistance

The Town Council considered a report by the Town Clerk which gave details on a number of requests for financial assistance from St Just in Bloom to purchase new plants, Centre of Pendeen in respect of a new water harvester project and

Cape Cornwall School for the Phoenix Project.

RESOLVED: That the following grants be approved:-

St Just in Bloom	£1,000.00
Centre of Pendeen	£1,000.00
Cape Cornwall School	£1,000.00

(Action by : Elaine Baker)

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £4,924.84 be approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

The Town Clerk reported that letters of thanks had been received from Pendeen School in respect of the £600.00 grant towards the new computerised library system and the Lafrowda Committee for the £2,000 grant to support the festival and its workshop programme.

TC.16 PLANNING

(a) Applications

**PA12/02919** Proposed agricultural implement / hay store at Nanquidno Farm, Nanquidno, St. Just. Applicant: Mr. A. Thomas. **T Cl. No objection**

**PA12/03055** Erection of a dwelling and integral garage at Penninnis, Boscaswell Terrace, Pendeen. Applicants: Mr. & Mrs. Milford. **Deferred consideration pending further information on amendments to the plans.**

**PA12/02742** Change of use of first floor from residential classification to office use at Blackbird Barn, 18, Bank Square, St. Just. Applicant: Ms. Alison Richer. **T Cl support**

**PA12/03269** Proposed adaptation of existing external store room into bedroom and shower room at 1, Higher Bojewyan, Pendeen. Applicant: Mr. Guy Peers. **T Cl no objection.**

**PA12/02839** Micro wind turbine on an 11.6m tower at Lower Numphra Farm, St. Just. Applicants: Mr. and Mrs. John and Lesley Gaylard. **T Cl support.**

**PA12/03056** Redesign of proposed 2 No. detached dwellings (previously approved under W1/06/P/0807) at Church Farm, Church Road, Pendeen. Applicant: Mr. N. Semmens. **T Cl no objection, support Planning Officer's comments.**

Councillors B F Angwin, K & N McFadden declared a prejudicial interest in respect of the following planning application and withdrew from the meeting for its consideration.

**PA12/03747** Renewal of roof covering at Carvorrow, 13, Carrallack Terrace, St. Just. Applicant: Mr. B.F. Angwin. **T Cl no objection.**

**PA11/08552** Provision of 40 allotments on land forming part of Bosavern Farm and provision of hard standing parking area and new vehicular access to B.3306. Applicant: Mrs. E. Baker. St. Just in Penwith Town Council. **(Information only)**

(b) Decisions

**PA12/01303** Conversion and extension of redundant barn to create a holiday dwelling at Cocks Roost, St. Just. Applicant: Mrs. Sarah Watt. **Refused** (T.Cl. No overall objection in principle but supports Planning Officer's comments with granite used to be locally sourced. T.Cl. requests installation of wood windows and doors to preserve the character of the barn and considers the balcony structure detracts from it).

**PA11/09306** Retention of agricultural and equestrian storage building, demolition of stables and hay barn and construction of replacement stables and hay barn on land off No-Go-By Hill, Botallack, St. Just. Applicants: Mr. & Mrs. C. Griffiths. **Approval** (T.Cl. No Objection).

**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. **Approval** (T.Cl. No Objection).

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

**PA12/03420** Screening opinion for an Aircon 10S wind turbine at Lands End Radio Station, Higher Bosavern, St. Just. Applicant: Mr. Rob Pickering. **Screening Opinion – EIA Not Required.**

**PA11/07531** Screening opinion request for the proposed buried septic tank to screen raw sewage prior to discharge to the existing Porthledden outfall. Undertake remedial works to the end section of the outfall. **Withdrawn.**

**PA12/02201** Construction of 14 units of holiday accommodation at Carnyorth Industrial Site, Carnyorth, St. Just. Applicant: Mr. N. McFadden. **Withdrawn**

(c) Enforcements

**EN12/00941** Alleged erection of new barn at Bosvargus Farm, Bosvargus Hill, Bosvargus, St. Just.



**EN12/00943** Alleged erection of shed for animals on land at Bosorne Road, St. Just.

**EN12/01210** Alleged unauthorised change of use of land to a mixed use of caravan park / storage of farm machinery and implements at Kelynack Caravan Park, Crippas Hill, St. Just.

Meeting closed at 8.30 p.m.

Town Mayor