

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 18 November 2013 at 7.15 p.m.

PRESENT

Councillor K McFadden - Town Mayor
Councillor T N McFadden – Deputy Town Mayor

COUNCILLORS

Mrs M Blundy	M Nicholls
T McFadden	G Roberts
Mrs G McQueen	Mrs G Salmon
F Morris	

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

PC Janine Reynolds – Devon & Cornwall Police
PCSO Jeremy Kewn – Devon & Cornwall Police
Josh Barrie – The Cornishman

TC.212 PUBLIC ADDRESS AT COUNCIL MEETINGS

None.

TC.213 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr Mrs S James.

TC.214 DECLARATIONS OF INTERESTS

The Town Mayor declared a non-disclosable interest in minute no. TC.223/13 (Planning), in respect of PA13/09958 as the applicants were known to him and he agreed to withdraw from the meeting for consideration of the application.

TC.215 DISPENSATIONS

None.

TC.216 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 5 November 2013, be approved as an accurate record and signed by the Town Mayor.

TC. 217 MATTERS ARISING

On minute no. TC201.13 (Matters Arising), the Town Clerk reported that she had been advised by Cornwall Council's Environmental Health Service that the issue of fish waste dumping at Brea Veau Farm had been referred to DEFRA for investigation.

TC.218 REPORT OF THE TOWN MAYOR, DEPUTY MAYOR AND TOWN COUNCILLORS

The Town Mayor reported that he had attended the opening of a new classroom at St Just Primary School on 6 November, Remembrance Services on 10 & 11 November in St Just and visited the war memorial at Pendeen cemetery.

The Deputy Mayor reported that he had attended the Remembrance Sunday Service at Pendeen on 10 November and 11 November at the St Just War Memorial.

Cllr Mrs Blundy reported that she had attended a meeting of the Cornwall HealthWatch on 12 November 2013 and a further meeting on Dementia Friendly Communities. She also reported on the following issues:-

The public consultation of the future of Poltair Hospital would begin next month, although it was unlikely ever to reopen its beds. Cllr Mrs Blundy reported that there was a move to keep patients at home rather than admitting them to hospital, even though community nursing, support services and networks were inadequate. It was also suggested that patients might be transferred to private sector nursing homes if community hospital care was required (although it was not clear at this stage if patients would have to make a financial contribution). Cllr Mrs Blundy encouraged the local community to participate in the consultation process as her personal view was that Edward Hain Hospital in St Ives might be the next under threat of closure.

Cllr Mrs Blundy also reported on the Government's proposals to reduce the number of Accident & Emergency Departments and the possibility of Derriford Hospital becoming Cornwall's emergency care unit. If the proposals went ahead Derriford Hospital would receive all the "5+1" conditions that currently went to Treliske Hospital. Cllr Mrs Blundy asked for feedback from the local community regarding personal experiences to be reported to the West Cornwall HealthWatch.

Cllr Morris reported that he had also attended the Remembrance Service at Pendeen on 10 November and St Just on 11 November.

Cllr Mrs McQueen reported that she had attended the St Just Primary School business event on 6 November with Cllr Mrs Blundy & Cllr Mrs Salmon to promote the work of the Town Council. The event had proved very successful and Cllr Mrs McQueen stated that she would be bringing forward a proposal to a future meeting on the possibility of hosting a similar event.

Cllr T McFadden reported that he had also attended the Remembrance Service in St Just on 10 November.

Cllr Mrs Salmon reported that she had attended a meeting of the Penzance, St Just, Nevada & Bendigo Twinning Committee.

TC.219 REPORT OF THE POLICE OFFICER

PC Janine Reynolds gave the Police report for the period covering 21 October to 18 November 2013. During that period there had been seven reported crimes which compared to 17 for the same period last year.

The reported crimes included:

- 2 Burglaries
- 1 Criminal Damage to Vehicle
- 2 Criminal Damages to Property
- 1 Theft
- 1 Complaint of Dogs (Minor Injury)

Although the Bus Shelter has been damaged again, this is not being investigated by the Police as no complaint has been received from Cornwall Council regarding the criminal damage caused, therefore this latest damage does not appear in the list of reported crimes.

TC.220 REPORT OF THE CORNWALL COUNCILLOR

In the absence of Cllr Mrs James, the Town Clerk presented her monthly report on the following issues.

Lafrowda Bus Stop

One of the glass panels at the Lafrowda bus stop has again been broken. The glass cost in excess of £600 to replace and as this was the second time since May that the glass had been broken, alternative solutions needed to be considered. The Town Clerk had expressed concern to the suggestion to simply board up the window as in the long term it could lead to more anti-social behaviour problems.

Cllr Mrs James had an idea of an initiative that involved local young people producing artwork for display at the shelter. This idea had received support from the Community Network Office, Colin Garrick, the County's Community Transport Officer and Steve Rowell, Community Safety Officer. There was evidence to suggest that if local people were involved with a project it could reduce the risk of future vandalism, funding would likely be available for the project. Replacement of the glass with more durable alternatives would be explored. A meeting of key players was to take place 5 December. All other options would be considered.

Local Bus Service

The Town Council was advised of changes to the First Bus 10/ 10A Pendeen service which would leave parts of Pendeen without any bus service. This was a commercial route without Council subsidy. The service would no longer travel beyond Boscaswell so people that lived between there and Portherras Cross would need to walk to Boscaswell for a bus. This change would affect two estates where elderly and disabled people lived. An additional frustration was that the three bus stops that the bus no longer served have been built up to make easy access for disabled people but the one still in use, in front of the car park, has not been adjusted. Cllr Mrs James had received a copy of a 400 strong petition, sent to First Bus, asking them to restore the original routes through Pendeen. This had been sent to the relevant Cabinet member and she had also written to First bus,

based on her conversations with local people, a copy of which had been sent to the Town Clerk.

Bosavern Community Farm

Cllr Mrs James had attended a meeting with Directors and members of Bosavern Community Farm which discussed constructive plans for a viable future for the project. The challenge was bridging the gap between the Capital Lottery funding and the valuation of the farm, within the time constraints of the funding remaining available. Cllr Mrs James was supporting the Board in exploring options to ensure that the asset transferred from Cornwall Council to the community's ownership.

Neighbourhood Planning

The decision on this was for the Town Council to make and Cllr Mrs James did not intend to interfere. She would like to make the Council aware that she was exploring two specific ideas with the Community Network Manager that could potentially be within or outside of the neighbourhood planning process. Either way, she hoped they might be something the Town Council would want to be involved in.

Firstly, similar to the consultation on the exception sites for St Just on where the best housing sites were, Cllr Mrs James reported that she would like to do something similar for the wider St Just Parish using the recently published Strategic Housing Land Availability Assessment, as a starting point. Bearing in mind budget pressures, she would also like to be able to work with local people to find out their priorities in terms of things based in the local community that were either owned or receive some funding from Cornwall Council. She also wanted to explore local ideas for ensuring we keep what is vital to them.

Community Chest Budget

Cllr Mrs James's next closing date for applications was Monday 2 December and she would welcome applications from any community group that had not benefitted before from such grants, projects that could use her support and funding to get money from elsewhere or any project that reduced social isolation of the elderly and disabled in our community. Details on how to apply were available through the Town Clerk.

Remedial Works at Tregeseal to Reduce Future Flooding Risks

The return to complete this work had been delayed as trash screens had to be constructed and these would not be available until next month. Cllr Mrs James had been advised that the team would return on 18 November and reassured that work completed in the first phase should substantially reduce the risk of further flooding.

Pilot Community Employment Programme

The partnership was due to start in November. Hopefully this would bring benefits to local unemployed people, local businesses and community projects.

TC.221 NEIGHBOURHOOD PLANNING

The Town Council discussed how it wished to proceed on the possible development of a neighbourhood plan. The Town Mayor referred to the Land's End Area Forum Vision document entitled "Community Action Plan 2025" which had been produced in 2006 as part of the Market & Coastal Towns Initiative (MCTi) following extensive research and consultation, and which identified themes and goals for the future of the area and established actions required to initiate solutions.

The Town Mayor reported that the document had cost in the region of £100,000 to produce and suggested that as the document covered a period up to 2025 it removed the need for the Town Council to undertake work on the development of a new plan when one was already in existence. However, the Town Mayor did acknowledge that there were areas in the document which could benefit from review and possible updating.

The Town Council was also informed that former councillor Sandy Angove had been instrumental in the development of the plan and therefore may be willing to assist in any review.

Following detailed discussion of the issues it was

RESOLVED: That

- (1) A working party comprising Cllr Mrs Blundy, Cllr Mrs McQueen and Cllr Mrs Salmon be established to undertake an initial review of the document and to report back to a future meeting of the Town Council on possible areas for updating, together with an indication of any financial implications; and
- (2) Former Town Councillor Sandy Angove is invited to become a co-opted member of the working party for the duration of the project.

(Action by : Elaine Baker)

TC.222 FINANCE

- (a) Financial Assistance

None received.

- (b) Accounts for Payment

RESOLVED: That the accounts to the value of £3,401.35 be approved for payment.

(Action by: Elaine Baker)

- (c) Grant Feedback / Letters of Thanks

None received.

TC.223 PLANNING

- (a) Applications

PA13/09939 Replacement front door at 41, Cape Cornwall Street, St. Just.
Applicant: Mr. Hume. **(T CI No objection)**

The Town Mayor declared a non-disclosable interest in the following planning application and withdrew from the meeting for its consideration.

The Deputy Mayor took the Chair for the following application.

PA13/09958 Erection of a wind turbine 11kw on a 15 metre lattice tower, 21.5 metres to the tip on land at Tregeseal Hill, Tregeseal, St. Just. Applicants: Messrs. M, J and R Harvey. **(Deferred until the next meeting pending the receipt of the comments from the AONB Unit and Environmental Health).**

PA13/10220 Replace an existing rear (East) porch with a new larger porch/utility room. Demolition of existing garden sheds and replacement with new. Internal alterations at Creek Barn, Tregeseal, St. Just. Applicant: Miss Alison Green. **(T Cl No objection)**

(b) Decisions

PA13/07879 Removal of existing roof coverings and replacing with breathable felt 50 x 25mm treated batten, 400 x 200mm Brazilian slate (nail fixed) clay ridge, tiles colour to match existing at 35, Cape Cornwall Street, St. Just. Applicant: Mrs. Karen Harvey. **Approval** (T. Cl. No Objection).

PA13/08056 Retention and completion of the part demolition of an existing wall to create an opening and parking space, and the related raising of ground level on land adjacent to 19, Lafrowda Close, St. Just. Applicants: Mr. & Mrs. James Williams. **Approval** (T. Cl. No Objection).

PA13/08356 Proposed single storey kitchen extension at Boscarne, Higher Bosavern, St. Just. Applicant: Mr. K. Lugg. **Approval** (T. Cl. No Objection).

PA13/08458 Proposed agricultural storage building at Bosvargus Farm, Bosvargus Hill, St. Just. Applicants: B & P Grose. **Approval** (T. Cl. No Objection)

PA13/08677 Proposed rear extension with west facing Juliet balcony (amended design for PA13/04159) at Merryyn, Newbridge, Penzance. Applicants: Mr. & Mrs. W. Wason. **Approval** (T. Cl. No Objection).

PA13/09053 Retrospective application for alterations to the previously approved extension reference PA12/10878 at 17, Boscawell Village, Pendeen. Applicants: Mr. & Mrs. B. Wallis. **Approval** (T. Cl. No Objection).

PA13/08641 Construction of detached dwelling on land rear of 6, Carnyorth Terrace, St. Just. Applicants: Mr. & Mrs. D.P. Anderson. **Refusal** (T. Cl. Objection).

(c) Enforcement

EN13/02851 Alleged non-compliance with approved plans in that the wall to the rear of the Miners Arms, 9, Bank Square, St. Just is not in the correct position. Applicant: Mr. Andrew Morris.

TC.224 INFORMATION ITEMS

Town Councillors were reminded to forward their personal biographies to the Town Clerk for inclusion on the Council's website.

(Action by : All Town Councillors)

TC.225 MATTERS FOR REPORT

The Town Clerk reported that she had received a letter of thanks from Arthur Matthews following the presentation of his award as Citizen of the Year 2013.

The Town Clerk also reported that Cormac Ltd would no longer be undertaking the grass cutting in the Closed Churchyard, St Just and that in future this service could be provided by the Town Council with funding from Cornwall Council. The amount of funding was based on four cuts per year at a total cost of £280.28 and would be paid at the end of the season. Discussions would be held with St Just in Bloom regarding a programme of works with a further report brought to the Town Council in due course.

RESOLVED: That Cornwall Council is advised that the grant offer of £280.28 in respect of grass cutting at the Closed Churchyard, St Just is accepted.

(Action by : Elaine Baker)

The Town Clerk also reported that Cornwall Council's Planning, Housing & Regeneration Service was to hold a seminar on 4 December 2013 on renewable energy landscape and cumulative impact guidance as part of a consultation process to which the Town Council had been invited to send a representative.

RESOLVED: That the attendance of the Deputy Mayor at the seminar on 4 December be approved.

(Action by : Elaine Baker)

Cllr Mrs McQueen raised the issue of the Penzance Food Bank and problems for people in St Just and Pendeen accessing the service. In view of this, consideration was being given to establishing a local food bank and Cllr Mrs McQueen asked that if any other councillors were aware of problems could they please pass the details on to her.

Cllr Nicholls raised the issue of the Lafrowda Club and in particular how the Town Council could assist in securing its future as there was now only one surviving member of the Board of Trustees. It was agreed that Mr Lee would be invited to an informal meeting with the Town Mayor and Cllr Nicholls to discuss the current situation.

In the interim, the Town Clerk would look into the legal position and report back to a future meeting.

(Action by: Elaine Baker)

TC.226 EXCLUSION OF PRESS & PUBLIC

RESOLVED – that under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960, it is proposed that, because of the confidential nature of the business to be transacted, the public and press be excluded from the meeting for the business specified in the following item(s)

TC.227 CAR PARKS & PUBLIC CONVENIENCES

The Town Council considered its formal response to Cornwall Council regarding the freehold purchase of the car parks and public conveniences in St Just and Pendeen following the presentation of financial information at the last meeting on 5 November (minute no.TC211/13 refers). The Town Clerk also advised the Council on the outcome of further discussions with Cornwall Council on the possible extension of the existing Memorandum of Understanding.

Following detailed consideration the Town Council

RESOLVED : That Cornwall Council is advised

That the Town Council wishes to formally enter into discussion with Cornwall Council extending the existing Memorandum of Understanding (MoU) in respect of the car parks and public conveniences in St Just and Pendeen for a period of up to ten years;

That the new MoU to include a break clause of 12 months on either side;

That annual increases in the assumed level of income be raised in line with CPI or RPI;

That the new MoU to include a clause retaining the option for the Town Council to purchase the freehold at anytime during the life of the agreement; and

That agreement is reached with Cornwall Council regarding the refurbishment / modernisation of the Lafrowda Car Park Public Conveniences in advance of any future freehold purchase by the Town Council.

(Action by : Elaine Baker)

Meeting closed at 8.35 p.m.

Town Mayor