

MINUTES of the MEETING of the PREMISES COMMITTEE held in the Council Chamber, Council Offices, 1 Chapel Street, St Just on Monday 21 May at 7.15 p.m.

PRESENT

Councillor K McFadden - Chairman  
Councillor C S McClary – Vice-Chairman

Councillor Ms P S Angove  
Councillor N McFadden

Councillor M Nicholls  
Councillor M Thomas

TOWN CLERK

Elaine Baker

Also in Attendance

Councillor C Goninan, Cornwall Council  
Scott Sharples, Cornwall Council  
Peter Taplow, Cormac Solutions

PC.01 Election of Chairman

RESOLVED: That Councillor K McFadden be appointed as Chairman of the Committee for the Municipal Year 2012 / 2103.

PC.02 Apologies for Absence

None received.

PC.03 Election of Vice-Chairman

RESOLVED: That Councillor McClary be appointed as Vice-Chairman of the Committee for the Municipal Year 2012 / 2103.

PC.04 Declarations of Interest

None.

PC.05 Car Parks & Toilets

Scott Sharples advised the Committee that the valuations had been received from the District Valuer in respect of the car parks at Lafrowda Close, St Just and St John's Terrace, Pendeen. However, due to some outstanding queries regarding the valuation in respect of Lafrowda Close it was not possible for Cornwall Council to confirm the valuation at the meeting.

The District Valuer had produced valuations based on the current use of the land, and the car park at St John's Terrace, Pendeen had been valued at £10,000, including the toilets. The toilets had been included in the valuation as they were located in the car park and the Committee was advised that there would be no reduction in the figure if

the toilets were excluded.

The Committee expressed some disappointment that it was not possible to disclose the valuation figure for Lafrowda Car Park. Scott Sharples commented that Cornwall Council's Car Parking Team and Property Services were not entirely satisfied with the valuation and were seeking clarification on a number of points. However, Scott Sharples confirmed that, subject to the agreement of the Town Council, Cornwall Council was happy to move forward on the issue of the Council purchasing the freehold of St John's Terrace.

The Chairman commented that the Council would not be willing to move forward on that basis and would only consider its position when all the financial information was available.

Scott Sharples stated that the District Valuer's report in respect of Lafrowda Close included various combinations depending on what parts of the land were included in the freehold purchase. The Committee confirmed that the Town Council was happy to consider valuation figures which included the public toilets, bus shelter, recycling facility and the seating area adjacent to the toilets which was currently maintained by St Just-in-Bloom.

Councillor Goninan commented that it was important that the valuation on Lafrowda Close was confirmed as a matter of urgency to enable the discussions to move forward without any further delay.

Peter Tatlow, Cormac Solutions circulated amended annual cleaning and maintenance costs for the public toilets and the amount of grant funding that was potentially available to the Town Council based on 100% of the fixed costs and 50% of the cleaning costs. The recalculated figures showed a reduction in total grant from £12,532.30 to £10,591.40 due to reduced cleaning costs. The Town Clerk asked if the grant funding would still be available if the Town Council decided to purchase the freehold of the toilets. It was **AGREED** that clarification on this point would be sought and the Town Clerk advised accordingly.

The Committee also commented that the condition of the toilets needed to be improved before any handover and it was **AGREED** that the Town Council would carry out an inspection of both toilets to determine what works were required. It was confirmed that funding was available from Cornwall Council to carry out refurbishment works but funds were limited and the Council was advised to identify what works were needed as a matter of urgency.

With regard to the toilets at Cape Cornwall it was confirmed that discussions were continuing with the National Trust.

It was **AGREED** that the Town Council at its meeting on 28 May 2012 would be advised of the latest position.

PC.06 Work Programme

The Committee considered the detail of its work programme for the current year.

The main focus for the year ahead would be the ongoing maintenance works to the perimeter wall of the Plen-an-Gwarry which were being part funded by the Town Council and English Heritage by way of a S.17 Maintenance Agreement.

The Committee also discussed the external condition of the Clock Tower / War Memorial and it was agreed that a price be obtained to have the memorial professionally cleaned. The Town Clerk also reported that advice had been received from the War Memorials Trust on engaging a surveyor to carry out a condition survey on the memorial as part of a planned maintenance programme and for insurance purposes.

**RESOLVED TO RECOMMEND TO THE FULL COUNCIL** that a specialist surveyor be engaged to carry out a condition survey on the Clock Tower / War Memorial.

(Action by : Elaine Baker)

PC.07 Building Maintenance

The Town Clerk reported that a quotation was awaited regarding the installation of an electrical spur, which was required prior to the installation of the hearing loop.

Meeting closed at 8.20 p.m.

Chairman