

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 26 September 2011 at 7.15 p.m.

PRESENT

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

COUNCILLORS

Ms P S Angove	N. McFadden
B F Angwin	F Morris
W F East	M Nicholls
C S McClary	Mrs S Olds
K McFadden	

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Councillor Chris Goninan – Cornwall Council  
Rob Pickering – Steering Group - Bosavern Community Farm  
Andrew Porter – Steering Group - Bosavern Community Farm

PUBLIC PARTICIPATION

None.

APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Stevens.

TC.105 DECLARATIONS OF INTERESTS

Councillor Ms P S Angove declared a prejudicial interest in minute no. TC.115 (a)/11 (Applications for Financial Assistance) as an adviser to the Committee member of the LEAF, and agreed to withdraw from the meeting for consideration of the item.

Councillors B F Angwin, K and N McFadden declared prejudicial interests in minute no. TC.121/11 (St Just Football Club – Provision of Car Parking) as a local contractor who had supplied an estimate for the works, and as relatives to the contractor. They agreed to withdraw from the meeting for consideration of the item.

Councillor Mrs James declared a prejudicial interest in minute no TC.110/11 (Bosavern Farm) as the LEPCLT holds the lease of the farm, and agreed to withdraw from the meeting for consideration of the item.

Councillor K McFadden also declared a prejudicial interest in minute no. TC.117/11 (Planning) in respect of planning application PA11/06662 as the applicant was a customer and agreed to withdraw from the meeting for

consideration of the application.

Councillor Thomas declared a prejudicial interest in minute no. TC.115 (a)/11 (Applications for Financial Assistance) as a Committee member of LEAF and agreed to withdraw from the meeting for consideration of the item.

TC.106 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 12 September be approved as a correct record and signed by the Town Mayor.

TC.107 REPORT OF TOWN MAYOR, DEPUTY MAYOR AND TOWN COUNCILLORS

The Town Mayor reported that he, the Deputy Mayor and Town Clerk had been invited, together with other community representatives to a meeting with Julie Nash the new Head Teacher at Cape Cornwall School. The Town Clerk reported that Mrs Nash had agreed to attend the Town Council meeting on 21 November 2011.

The Deputy Mayor reported that she and Councillor Ms Angove had attended Eco Settlement Planning Training on 23 August which had been organised by Cornwall Council. Councillor Angove reported that the content of the training had been disappointing in content.

The Deputy Mayor had also attended a meeting of the Centre of Pendeen. The centre was currently looking at ways to make the building more sustainable and had joined "Vital Venues", and started Table Top Sales. The Deputy Mayor also reported that Councillor Stevens had offered his services to the Centre in respect of outstanding issues relating to the original building project. The Town Council would be kept advised on progress.

TC.108 REPORT OF THE CORNWALL COUNCILLOR

Councillor Goninan gave his report as follows:-

Highways

Work on the speed reduction would commence shortly at Truthwall but a new street light would also be needed.

Car Parks

Attended the public meeting on 1 September and also the Advisory Panel's meeting on 15 September. The panel had unanimously recommended to the Cabinet that the parking in St. Just & Pendeen remained free until the outcome of the devolution talks with Cornwall Council were known. Cabinet would consider the recommendations on 12 October.

Bosavern Farm

Councillor Goninan had attended a site visit with representatives of Cornwall Council and Bosavern Community Farm Group on 23 September.

### Readmissions

Councillor Goninan had produced an article on Readmissions which been printed in the Western Morning News and debated on Radio Cornwall.

### Patient Transport

The new national medical criteria had been introduced for patients using ambulance transport. However, if a patient did not qualify and was not eligible under the HTCS, and they required transport to hospital in future they would be signposted to Transport Access People (TAP). People using Derriford from the local area would lose their £20 maximum per journey and would now have to pay the full fee of the number of miles x 41p, plus the miles the driver travels from home to the patient and back. Councillor Goninan was concerned that this could become expensive for patients with a total cost of £80 per round trip.

With regard to frequent users, that was patients attending Derriford Hospital 3 or more times a week the following criteria would apply:-

Derriford Hospital had a frequent user pass scheme which could be purchased on a monthly basis for patients that were attending the hospital on three or more occasions per week, at a cost of £48.00. This pass covered the cost of all transport for that period of time.

At RCHT the following would apply:-

The Trust would reimburse 40p per mile from the home postcode to the hospital postcode. Any mileage incurred by the driver from his / her postcode to the patient's postcode (known as dead mileage) to be borne by the patient.

Councillor Goninan reported that he was calling on the Primary Care Trust (PCT) to reinstate the £20 journey to Derriford Hospital and for all frequent users to be treated the same.

### West Cornwall Hospital (WCH) Forum

The Forum met on 12 August & 16 September and Councillor Goninan reported that two of the five applicants for the casualty vacancy would be interviewed.

Also on 14 September a planning day had been held at the Queen's Hotel, Penzance on the possible future services that could be offered at WCH. The day was organised by local GP's, with Dr Matthew Boltern, a Penzance GP leading the proceedings with other local GP's and the relevant consultants from RCHT and officers from the PCT.

### St Just Buggies

On 13 September the group held an open day at the fire station. It was well attended with over 25 elders trying out the mobility scooters. Investigations were now taking place on the right type of vehicle to use and funding opportunities.

### St Just in Bloom

The group has been awarded a silver gilt for the sixth year but were in discussion with the judges to determine how it could bridge the gap between this and a gold award. The tenth 'It's your Neighbourhood' awards had been judged. Six of these

were level 3 and four were level 4, level 5 being the highest. Councillor Goninan thanked the Town Council for its continued support.

The garden presentation evening was on Friday 16th of September and was very well attended.

#### Planning Application—PA11/ 05405 Dowran Chapel Mr M May

The planning application had been refused by Cornwall Council's Planning Service because it was contrary to planning policy, as Dowran had not been included as a settlement in the current Penwith Local Plan 2004, and therefore the proposed build was classed as being in open countryside and contrary to planning policy.

#### Day Care Centres

Representatives from the Hayle & Pengarth Day Centres had met on 26 August to discuss the impact of the 50% reduction in their block grant allocation and options for other funding sources for 2011/12 and future funding. A further meeting was to be held on 18 November with Cornwall Council to progress this issue.

#### Speed Watch

The First session was held on 11 August at Cape Cornwall Road, St Just. Next session would be in Truthwall in the coming two weeks.

#### Falls Prevention

Work was progressing on this issue. It was hoped to deliver trained people, and working with the Penwith 50+ Forum, to deliver exercise classes on improving posture and stability thereby reducing falls.

### TC.109 REPORT OF THE POLICE OFFICER

In the absence of PCSO Andrew Tonkin, the Town Clerk gave the Police report for the period from 17 July to 26 September 2011.

During that period there had been 28 incidents of reported crimes which compared to 48 for the same period last year. They included five cases of assault (ABH), one complaint of a dog causing injury, one of killing a protected bird, one theft of conveyance (not a motor vehicle), one case of committing an act of outraging public decency (flashing), four acts of criminal damage to a motor vehicle, one theft of a motor vehicle, one case of arson, two acts of criminal damage to a dwelling, one incident of production of a Class B drug, one theft of pedal cycle, one case of cause of fear or provocation of violence, two acts of common assault, one burglary, four thefts and one case of malicious wounding without intent.

The Town Council was advised that the next PACT meeting would be held on Thursday 29 September 2011 at Cape Cornwall School.

There was also a new non urgent telephone number "101" to contact the Devon and Cornwall Police.

TC.110 BOSAVERN FARM

The Deputy Mayor declared a prejudicial interest as the lease for the farm was held by the LEPCLT and withdrew from the meeting for consideration of the item.

Rob Pickering and Andrew Porter attended the meeting to present to the Town Council the Bosavern Community Farm Business Plan 2012 – 2015 in support of their project to set up a self-financing community production farm, with training and education facilities. The farm was owned by Cornwall Council which had decided to sell the asset on the open market at a value of £315,000.

The Town Council was advised that Cornwall Council had agreed to sell the farm to the Land's End Peninsula Community Land Trust, the umbrella organisation, provided that the necessary funding could be secured by 31 March 2012.

Provided that the farm was secured, the Community Farm would be operated for the benefit of local people in West Penwith, producing organic food for local markets / residents and tourists. The project also intended to develop a community learning and education capacity regarding aspects related to food production and sustainable land management, providing skills based volunteering, training and educational opportunities through courses and other programmed activities.

The project had received strong local support for the farm to be retained as a community asset and it hoped to generate sufficient annual income to fund food production activities on the farm. The farm had been operating for 18 months with the project growing on a month by month basis. The farm now had 250 organic chickens, 3 pigs, 21 turkeys and 21 cattle being grazed. The local schools had also visited the farm for educational purposes.

A £300,000 Lottery application was being submitted under the "Making Local Food" project which would contribute towards the purchase price of the farm, legal costs and capital costs for initial equipment and site and revenue expenditure in relation to salary costs. If the application was successful and the group managed to purchase the farm from Cornwall Council, the asset would be held by the LEPCLT as a community asset for St Just.

The Town Council was advised that the application to the Lottery would be strengthened by a letter of support from the Council in respect of the project.

In response to a question from the Town Council, Rob Pickering confirmed that the group was only looking for a letter of support from the Town Council, but that part of the lottery application comprised of a "community share" option and it was hoped that the Town Council would also support that initiative if the application was successful.

Some members of the Town Council expressed concerns at the financial information provided and the group's ability to meet the running costs of the farm. The Town Council was reminded that since the group had been established it had secured £35,000 in grants for the local community.

However, the Town Council acknowledged that the group had made progress in recent months and that there was potential for the project to bring benefit to the local community, and that the project should be supported.

RESOLVED: That a letter of “in principle” support from the Town Council in respect of the Bosavern Community Farm project be approved.

(Action by : Elaine Baker)

TC.111 COMMUNICATIONS

The Town Council at its last meeting agreed that the issue of how it could improve its communications with the local and wider community should be placed on the agenda for further discussion (minute no. TC.99/11 refers).

Various options were considered including improvements to the website, community information sheet etc.

It was agreed that a working party be established to discuss the issue and that any Councillor wishing to participate to inform the Town Clerk.

(Action by : Elaine Baker)

TC.112 MAYOR'S SUNDAY

The Mayor reported that given the present financial constraints that the Town Council was facing such as the devolution of services, he had decided not to go ahead with this year's annual Mayor's Sunday event, and for the budget provision to be used to support other projects for the benefit of the parish.

TC.113 ALLOTMENTS

The Mayor reported that the item had been deferred from the last meeting at the request of Councillor Stevens to enable further information to be provided. The Town Clerk advised the Town Council that a bid was being put together for an application for funding towards the allotment at Bosavern Farm. The item was also on the agenda for the next Environment & Tourism Committee meeting on 3 October. It was suggested that it would be beneficial to have a representative of the Allotment & Growers' Association at that meeting in an attempt to move the projects at Kenidjack Valley and Bosavern Farm forward.

(Action by : Elaine Baker)

TC.114 REVIEW OF COMMITTEE MEMBERSHIPS

The Town Council considered the composition of its internal committees in the light of the return of Councillor East.

RESOLVED : That Councillor W F East replace Councillor N McFadden on the following committees with immediate effect:-

- Staffing & Premises Committee
- Constitutional Review Committee

(Action by : Elaine Baker)

TC.115 FINANCE

- (a) Applications for Financial Assistance

The Town Mayor declared a prejudicial interest in this item as a Committee member of LEAF and withdrew from the meeting for consideration of the item.

Councillor Ms Angove declared a prejudicial interest in this item as an adviser to the LEAF Steering Committee and withdrew from the meeting for its consideration. However, before she withdrew she made a statement in support of the request, and briefly outlined the project which aimed to work with micro businesses in rural communities to improve their capacity, consider ways to utilise under used community facilities, assist with securing grant funding and improve long term sustainability.

Councillor Ms Angove confirmed that the other parish councils within the project area had been advised but that no responses had so far been received. She also confirmed that the application to be submitted to the West Cornwall Local Action Group was at the Expression of Interest stage.

The Town Council considered a request for financial assistance and letter of support from Councillor Stevens, in his capacity as Chairman of the Lands End Area Forum, towards LEAF's Facilities Development Worker Project, and

RESOLVED: That a letter be sent to Councillor Stevens, outlining the Town Council's "in principle" support to the project, but that the request for financial assistance be considered when the application had cleared the Expression of Interest stage enabling further development of the project to be undertaken.

(Action by : Elaine Baker)

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £5,648.49 be approved for payment.

(c) Letters of Thanks

The Town Clerk reported that a letter of thanks had been received from the St Just Cricket Club in respect of the financial support towards the cost of travelling expenses to the Barbados Cockspur 20/20 National Cricket Finals.

TC.116 QUARTERLY BUDGET MONITORING

The Town Council noted details of its income and expenditure, together with bank reconciliations for the period 22 June to 26 September 2011.

TC.117 PLANNING

(a) Applications

**PA11/03103** Stationing of 4 static holiday caravans, formation of 10 new touring pitches and **diversion of public footpath** at Roselands Caravan Park, Dowran, St. Just. Applicant: Mr. C. Flack (**T. Cl. No Objection**).

**PA11/06662** Minor alterations to windows and re-roofing at The Cook Book, 3/4 Cape Cornwall Street, St Just. Applicant Mr David James. **(T. Cl. Support but would like to see use of light grey slate such as “Lugo” on the roof).**

**PA11/06746** Erection of a dwelling and associated works (amended scheme of PA11/03366/F) at 2 & 3 Church Road, Pendeen. Applicant Mr A Patrick. **(T. Cl. No Objection provided it is of a good design and is faced with local granite, in a local style).**

**PA11/07113** Change of use of residential property to commercial shop at 4 Fore Street, St Just. Applicant Miss V Fox. **(T. Cl. Support).**

**PA11/07215** Installation of B.T. green metal modular cabinet at 14, Trewellard Road, Trewellard, Pendeen. Applicant: Openreach. **(T. Cl. No Objection).**

**PA11/07218** Installation of B.T. green metal modular cabinet at 3, Cape Terrace, Cape Cornwall Street, St. Just. Applicant: Openreach. **(T. Cl. No Objection).**

**PA11/07229** Installation of B.T. green metal modular cabinet at side of Costcutter, B.3306, Pendeen. Applicant: Openreach. **(T. Cl. No Objection).**

**PA11/07275** Installation of B.T. green metal modular cabinet at The Manse, Bosorne Terrace, St. Just. Applicant: Openreach. **(T. Cl. No Objection).**

**PA11/07301** Replacement of 7 windows and 2 doors with upvc at Creek Barn, Tregeseal, St. Just. Applicant: Miss A. Green. **Application withdrawn.**

(b) Decisions

None.

(c) Enforcement

None.

(d) Signage in Market Square

The Town Clerk reported that a letter had been received from Ian Cary, Practice Manager, Cape Cornwall Surgery regarding a proposal for signage to be positioned within Market Square, to help improve directions to the surgery, particularly for temporary residents who had commented that they had found the location of the surgery difficult to find.

**RESOLVED:** That Cape Cornwall Surgery be advised that the Town Council is not in favour of the erection of signage with the Market Square as it would set an unacceptable precedent.

(Action by : Elaine Baker)

None.

TC.119 MATTERS FOR REPORT

It was agreed that the issue of the hamlet of Dowran be placed on the agenda for the next meeting.

(Action by : Elaine Baker)

TC.120 EXCLUSION OF PRESS AND 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.121 ST JUST FOOTBALL CLUB – PROVISION OF CAR PARKING

Councillors B F Angove, K & N McFadden declared a prejudicial interest in this item and agreed to withdraw from the meeting for consideration of the item.

Councillor Goninan reported that following the last Council meeting (minute no. TC101/11 refers) he had spoken with the Chairman of the football club who had confirmed that only one resident had taken up the offer of resident parking, and that the scheme had since been withdrawn. He confirmed that the additional 12 parking spaces that were planned to be provided to alleviate the impact of the double yellow lining would be free to local residents.

The Town Council asked that a letter be provided by the football club to confirm the position, and that further consideration on the issue be deferred until the next meeting when the outcome of the public consultation on the proposed new Traffic Regulation Orders would be known.

(Action by : Elaine Baker)

TC.122 STAFFING & PREMISES COMMITTEE

The Town Council received the minutes of the meeting of the Staffing & Premises Committee and considered the recommendations contained therein.

Town Clerk – Contract of Employment

RESOLVED: That

- (1) In line with the contract of employment, signed by the Town Clerk and Town Mayor on 12 June 2009 that the Town Clerk's salary is increased by one incremental point with effect from 24 August 2011 for achieving the Certificate in Local Council Administration (CiLCA) qualification. (This is based on the contract of employment being a legal obligation and failure to recognise this could expose the Town Council to a breach of contract in the civil court) and;
- (2) The process of review using the NALC bench marking guide and the services of CALC is commenced in respect of the positions of Town Clerk

and Assistant to the Town Clerk.

Toilets and Car Parks

- (1) That authority be delegated to the Staffing & Premises Committee to commence discussions with Cornwall Council on devolving responsibility for the maintenance of the car parks and toilets at Lafrowda Close, St Just and Pendeen as a matter of urgency; and
- (2) That the Staffing & Premises Committee is asked to bring forward recommendations to the full Council in advance of the precept meeting on 5 December 2011.

Meeting closed at 9.15 p.m.

Town Mayor