

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 21 September 2015 at 7.15 p.m.

PRESENT

Councillor K McFadden - Town Mayor
Councillor Mrs F Cock – Deputy Town Mayor

COUNCILLORS

Mrs M Blundy	F Morris
B Clemens	D Roberts
N McFadden	G Roberts
T McFadden	Mrs G Salmon

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Mark Callaghan – Pre-application Advice, Gem Workshop, Pendeen
Rob Pickering – Pre-application Advice, Bosavern Community Enterprise

TC.123 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs McQueen, Cllr Stevens and Cllr Mrs James.

TC.124 DECLARATIONS OF INTERESTS

T McFadden declared a registerable interest in min. no. TC.133(b)/15 (Accounts for Payment) as the owner of a company on the payments scheduled and agreed to withdraw from the meeting for consideration of the item.

The Town Mayor and Cllr T McFadden declared a non-registerable interest in min. no. TC.133(b)/15 (Accounts for Payment) as they were related to the owner of a company on the payments scheduled and agreed to withdraw from the meeting for consideration of the item.

Cllr N McFadden also declared a registerable interest in Min No. TC.134(c) (Applications in respect of PA15/07259 as an adjoining landowner and agreed to withdraw from the meeting for consideration of the application.

Cllr D Roberts declared a non-registerable interest in Min. No. TC.133/15(a) (Financial Assistance) as a member of the Board of Trustees and agreed to withdraw from the meeting for consideration of the item.

TC.125 DISPENSATIONS

There were no dispensations granted.

TC.126 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 7 September 2015 be approved as an accurate record and signed by the Town Mayor.

TC.127 MATTERS ARISING

On minute no. TC.117/15 (Pendeen Playing Field), the Town Clerk reported that a letter had now been received from the Board of Trustees confirming their agreement to the transfer of the title deed to the Town Council and that contact had been made with Cornwall Council's Legal Team regarding the transfer of the title of the land. Formal terms of engagement were awaited and would be brought to the Town Council in due course.

In addition, the Town Clerk reported that she had received an email from Stuart Wallace, Cornwall Council regarding the outstanding issues to be addressed in advance of the transfer, and in particular the Council's position regarding the lighting columns and the Supanova roundabout.

After detailed discussion, the Town Council RESOLVED that Cornwall Council be advised that:-

1. All lighting columns to be removed from the playing field;
2. The Town Council maintains its view that the Supanova poses a potential health & safety risk and therefore reaffirms its position that the seating be replaced; and
3. That all outstanding issues to be resolved to the Town Council's satisfaction in advance of the title transfer.

(Action by : Elaine Baker)

TC.128 REPORT OF THE TOWN MAYOR, DEPUTY TOWN MAYOR AND TOWN COUNCILLORS

The Town Mayor reported, that together with the Deputy Town Mayor and Town Clerk, he had attended a further meeting at Cape Cornwall School on the development of the business case for a potential transfer of St Just Library to the school. The next meeting was to be held on 3 November 2015. The Annual Mayor's Sunday event had taken place on 6 September 2015.

The Deputy Town Mayor reported that with the Town Mayor and Town Clerk, a further meeting had been held with James Hardy, Community Link Officer to discuss devolution proposals. The Deputy Town Mayor had also attended a meeting of the Nevada & Bendigo Twinning Committee.

A report by Cllr Mrs McQueen on her attendance at the Annual Meeting of the West Penwith Community Network held on 17 September 2015 was tabled at the meeting. (Copy appended to the signed minutes).

Cllr Mrs Blundy reported that the Dementia Action Alliance was being relaunched in the autumn and that she would have further details at that time. Cllr Mrs Blundy also raised the issue of the tendering for contracts for Adult Community Health Services.

TC.129 REPORT OF THE POLICE OFFICER

In the absence of PCSO Andrew Tonkin, the Town Clerk gave the Police report for the period covering the 18 July to the 21 September 2015. During that period there had been 28 reported crimes which compared to 42 for the same period last year.

The reported crimes were as follows:-

- 1 Section 5 Public Order Offence
- 4 Common Assault's
- 6 Theft's
- 4 Criminal Damage's
- 1 Make Off Without Making Payment
- 1 Drunk & Disorderly
- 1 Blackmail
- 4 Possess a Controlled Drug (Class B Cannabis)
- 2 Drink Drive's
- 1 Section 18 GBH with Intent
- 3 Burglaries

TC.130 REPORT OF THE CORNWALL COUNCILLOR

Cllr Mrs James presented her monthly report of county matters as follows:-

A National Trust Ranger was offering to take a few volunteers to meet with local interested people for an advice/ maintenance session at the Leat Pond, Pendeen at the end of October. If any Town Councillors wished to be involved or knew of others that might be interested then could they inform Cllr Mrs James.

The Town Council was reminded that Pendeen only had eight burial places left. This was part of a Cornwall-wide and national cemetery capacity issue. However, solutions were costly, with no body or organisation having a duty to tackle the issue. Cllr Mrs James was led to believe that there was no shortage of spaces in St Just, and that a solution was being negotiated for Penzance. Cllr Mrs James had arranged with John Allen, Chair of Pendeen Church PCC, to hold a public meeting on Tuesday 6 October to explore the views of the people of Pendeen. This would be held at the Parish Hall at 7 p.m. and Town Councillors are welcome to attend. Cllr Clemens and Cllr Morris to represent the Council at the meeting.

Regarding local health matters, more money had been allocated to agencies providing

home care. This was aimed at helping the recruitment and retention of staff. The Council planned to expand its own small Short Term Enablement Planning Service (STEPS) but was moving it into CORMAC. The aim of this was to have a Care Agency, within an arms-length company, which would be able to pick up urgent cases waiting discharge from hospital that market place care providers were not responding to effectively. On a separate matter but one dear to many local hearts, under the devolution 'Deal for Cornwall' the money raised from the sale of Poltair Hospital would now stay in Cornwall.

Under matters of report last meeting, Councillor Dave Roberts raised the issue of local people asking about what they could do locally regarding the refugee crisis. Cllr Mrs James reported that Cornwall Council had set up a Refugee Crisis page where people could get a range of information and links with other involved organisations. It also set out the Government and Council's positions. Cllr Mrs James suggested that a link be added from the Town Council's website. This action was endorsed by the Town Council.

(Action by : Elaine Baker)

Although not a Council matter, Cllr Mrs James reported that all homes at Croft Mear were now under offer. Three houses were being sold to people who meet the local connection criteria, the three remaining houses and two bungalows were being sold to Cornwall Housing. The houses would be let through the Homechoices Register but Cllr Mrs James was unsure as to how the bungalows would be let as they would be at market rent.

TC.131 DEVOLUTION STEERING GROUP

The Town Clerk provided Council with an update on its bid to the Devolution Steering Group (DSG) regarding a rationalisation of Cornwall Council assets and services within the locality to achieve budgetary savings, the outline of which had been approved by the Council at its meeting on 3 August 2015.

The DSG had approved the outline bid at its meeting on 18 August 2015 which agreed in principle with the proposal and concluded that a phased approach, together with further detailed business development would be supported. The Town Council would be kept advised of progress on this matter.

TC.132 WASTE INCENTIVE NEIGHBOURHOOD SCHEME

The Town Council received details of a pilot initiative being set up by Cornwall Council to help reduce rubbish and improve recycling across Cornwall. The initiative being run in the St Just area was a waste incentive scheme which sought to reduce the amount of rubbish being put into the waste stream.

The Town Clerk reported that expressions of interest were being sought from local councils wishing to participate in the scheme and that deadline for the submission of expressions was 9 October 2015.

In view of the ongoing devolution projects, the Town Council RESOLVED not to submit an expression of interest at this stage.

TC.133 FINANCE

(a) Financial Assistance

In accordance with his declaration of interest Cllr D Roberts withdrew from the meeting for consideration of the following item.

The Town Council considered a report by the Town Clerk which set out details of a request for financial assistance from the St Just Sports Centre to enable the centre to continue to build on its current community use in order to further its aim of becoming a more sustainable organisation.

The Town Clerk reminded the Council of the background to the request and the presentation made by the Board of Trustees to the Council at its meeting on 4 April 2014.

RESOLVED: That a grant of £4,000 be made to the St Just Sports Centre.

(Action by : Elaine Baker)

The Town Council requested that the Sports Centre be advised that, in view of increasing financial pressures and competing priorities, the Town Council could not guarantee that the current level of financial commitment could be maintained in subsequent years.

(Action by : Elaine Baker)

(b) Accounts for Payment

In accordance with their disclosure of interests the Town Mayor, N McFadden and T McFadden withdrew from the meeting for consideration of the following item.

In the absence of the Town Mayor, the Deputy Town Mayor took the Chair for the following item.

RESOLVED: That the accounts to the value of £5,988.38 be approved for payment.

(c) Letters of Thanks

None received.

TC.134 PLANNING

(a) Pre-application Advice

- (i) Mark Callaghan attended the meeting to seek the Town Council's informal views on a possible refurbishment / change of use of the former Gem Workshop to the rear of St John's Terrace Car Park, Pendeen in advance of a formal planning application being submitted to the Cornwall Council.

Mr Callaghan advised the Council that he wished to seek a change of use to residential and that the building would be used for his sole use and as an artist's studio. The original feature and character of the building would be retained reflecting the local character of the area.

The Town Council's informal view, based on the information provided at the meeting was that it would likely be supportive of a planning application.

- (ii) Rob Pickering, Bosavern Community Enterprise (BCE) attended the meeting to seek the Town Council's informal views on the re-submission of a planning application for solar PV array at Bosavern Farm, following the withdrawal of planning application PA15/05399 (Construction of 50kw solar PV array, associated works and new farm entrance) to which the Council had raised an objection.

Mr Pickering advised the Council that BCE had received a grant of £9,000 from Energy Share Cornwall towards the cost of renewable energy installations (solar or wind turbines) – although the installation of a wind turbine had proved uneconomic. Following the objections from the AONB Unit and Town Council the previous application had been withdrawn.

A meeting had been held with the AONB Unit who had indicated support for a smaller 30KW installation in the market garden area to reduce the visual impact on the AONB. Also, as a consequence of the Government's decision to reduce feed in tariffs as from January 2016 the only option was to proceed with a 4kw array of PV panels. Comprising 16 panels which was a reduction from the 200 originally proposed.

The Town Council commented that it was still concerned about the visual impact on the AONB and that an unacceptable precedent could be set. The Town Council commented that its preference would be for a solar installation on the roof of the Dutch barn. The Town Council was also concerned about the location of the new access and size of parking area. Mr Pickering invited the Town Council to visit the site.

(b) Planning Considerations

The Deputy Town Mayor drew the Council's attention to the list of relevant and non-relevant planning considerations which she asked the Town Councillors to

take into consideration when considering planning applications.

(c) Applications

In accordance with the disclosure of his interest Cllr N McFadden withdrew from the meeting for consideration of the following application.

PA15/07259 Certificate of lawfulness for siting of a residential caravan at Balleswidden, St. Just. Applicants: Mr. and Mrs. Spencely. **(T Cl No comment due to a lack of evidence).**

PA15/07424 Demolition and reconstruction of existing single storey outbuildings and garage, relocation of access gate and replacing existing roof finishes to No. 10 with natural slate at Nos. 10, 11 and 12 Boswedden Road, St. Just. Applicant: Mr. Richard Gowan. **(T Cl No objection).**

PA15/07687 Outline Application with all matters reserved for a proposed two storey house (amended design to approved bungalow) at Greenacres, Higher Trewellard Hill Farm, Trewellard Hill, Pendeen. Applicant: Mr. T.J. Corp. **(T Cl No objection).**

PA15/08393 Rear first floor dormer and balcony extension and alterations at 10, The Square, Pendeen. Applicants: Mrs. Brown and Mrs. Noble. **(T Cl Objection supports Planning Officer comments).**

(d) Decisions

PA15/06605 Removal of 2 sycamore and 1 lime trees at Cot Manor, Cot Valley, St. Just. Applicant: Mr. M. Jay. **Approval** (T. Cl. No Objection).

PA15/06846 Demolition of rear conservatory and construction of single storey extension with balcony above at Del Oro Cottage, Levant Road, Trewellard, Pendeen. Applicants: Mr. and Mrs. Thompson. **Approval** (T. Cl. Support).

PA15/06573 Retention of 3 replacement antennas and 1 like-for-like replacement 300mm dish atop existing 15m high lattice tower and ancillary development thereto at Telecommunication Site 11916 – Land at St. Just B.T. Radio Station, Higher Bosavern, St. Just. Applicant: E.E. Ltd. **Approval** (T. Cl. No Objection).

PA15/07111 Proposed front and rear porches at Hunrosa, 24A Boscaswell Village, Lower Boscaswell, Pendeen. Applicant: Miss Emma Bennetts. **Approval** (T. Cl. No Objection).

(e) Planning Conference for Local Details

The Town Council received details on the planning conferences for local councils being organised by Cornwall Council on 15 October 2015. The Town Clerk asked any councillors who wished to attend to contact Shirley Darby who would make the necessary bookings.

TC.135 INFORMATION ITEMS

The Town Council was advised that the St Just in Bloom awards ceremony would be held at 7.00 p.m. on Friday 9 October 2015 in the British Legion, St Just.

TC.136 MATTERS FOR REPORT

QUARTERLY BUDGET MONITORING

The Town Council received details of income and expenditure, together with bank reconciliations for the period 16 June to 21 September 2015, together with monthly bank and petty cash reconciliations which had been independently verified by Cllr Mrs Cock in accordance with Financial Regulations (copy appended to the signed minutes).

TC.137 EXCLUSION OF THE PRESS & PUBLIC

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

TC.138 CITIZEN, JUNIOR CITIZEN AND ACHIEVEMENT IN SPORT AWARDS

The Town Council considered nominations for the citizen, junior citizen and achievement in sports award 2015 which would be presented on Feast Sunday.

Meeting closed at 8.30 p.m.

Town Mayor