

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 Tuesday 22 April 2014 at 7.15 p.m.

PRESENT

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

COUNCILLORS

B Clemens	Mrs G McQueen
Mrs F Cock	D Roberts
T McFadden	G Roberts
F Morris	Mrs G Salmon
M Nicholls	

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Cllr Mrs James – Cornwall Council

TC.392 PUBLIC ADDRESS AT COUNCIL MEETINGS

None.

TC.393 APOLOGIES FOR ABSENCE

An apology for absence was received from Cllr Mrs Blundy.

TC.394 DECLARATIONS OF INTERESTS

Cllr Mrs Salmon declared a non-discloseable interest in minute no. TC.401(a)/14, (Financial Assistance) as a member of St Just in Bloom and agreed to withdraw from the meeting for consideration of the application.

TC.395 DISPENSATIONS

None.

TC.396 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 7 April 2014 be approved as an accurate record and signed by the Town Mayor.

TC. 397 MATTERS ARISING

On minute no. TC382/14 (St Just & District Community Sports Association), the Town Clerk reported that a letter of support in respect of the hardship relief application had been sent to Cornwall Council.

On minute no. TC.386/14 (St Just Library – Tourist Information Centre), the Town Clerk reported that a further meeting was to be held with a potential partner organisation on 23 May 2013.

TC.398 REPORT OF THE TOWN MAYOR, DEPUTY TOWN MAYOR AND TOWN COUNCILLORS

The Town Mayor reported that with the Town Clerk he had attended the initial meeting with a potential partner organisation for the TIC on 31 March 2014, and the further public meeting organised by Cllr Mrs James regarding the planned reduction in hours at St Just Library on the same day.

Cllr Mrs Cock gave a brief report back at her attendance at the workshop on the review of children's health and wellbeing services which had been held on 19 March 2014. Phase 1 of the review had looked at how to deliver services more efficiently to young people, and phase 2 was a programme of workshops which looked at referrals, equality of provision, lack of linkage between services and to consider new ways in which services might be delivered in the future.

Cllrs Clemens, T McFadden and D Roberts reported that they had also attended the public meeting on 31 March 2014.

Cllr Mrs Salmon reported that she had attended the social evening of the Penzance, St Just, Nevada & Bendigo Twinning Committee on 9 April 2014.

TC.399 REPORT OF THE POLICE OFFICER

PCSO Charlotte Trembath presented the Police report for the period covering 24 March to 21 April 2014.

During that period there had been 10 reported crimes, together with 1 complaint against a dog which compared to 18 for the same period comprising of the following:-

3x Thefts
1x Criminal Damage to Vehicle
1x Criminal Damage to Dwelling
1x Communications Act
1x Burglary Dwelling
3x Assault

TC.400 REPORT OF THE CORNWALL COUNCILLOR

The Town Council received the report from Cllr Mrs James which focussed on the following issues:-

Buses & Bus Stops

Cllr Mrs James reported that the tendering processes were nearing completion and had been advised that there should not be significant adjustments to commercial routes (10/10A) and that there may be a slight improvement to provide a service in the Land's End direction, through the Community Bus. The open top bus did not plan to start until May but that was a commercial service. Cornwall Council had to make the difficult decision to remove it from the normal passenger service buses, in so far as bus passes would not be able to be used on it. It was considered a tourist rather than local bus service.

An order had also been placed to repair Pendeen and St Just bus stops. Due to the difficulties in facilitating the repairs Cllr Mrs James had been pressing officers to come up with a proposal/ future solution as she feared next time the best that could be hoped for was that the shelters would be left without glass or boarded up as there was no money to repair them.

Homechoices Register/ Allocation of Social Housing

The Council will soon be putting out a consultation document.

Currently 28,000 people are on the register, with more joining each year than can be housed. In effect social housing was rationed and there was a need to have a fairer, more transparent rationing process.

Cornwall Council was keen to see the eligibility criteria strengthened, excluding those who had little or no prospect of being housed. The proposal would be for better housing advice/ support to enable people to improve their current living conditions or access other types of housing. The consultation would be looking to increase the number of years a person had to have lived and worked in Cornwall before they could be considered for social housing and would look to exclude people with higher savings and earnings.

In terms of applying for properties, once on the register, it was thought that if the numbers on the register were smaller, the current system of 'bidding' for properties could potentially work, with staff having more time to help those with difficulties in using the on-line system. In terms of who should have a higher priority on the register, the consultation would consider whether those actively involved in their communities through paid or voluntary working, should be given a home ahead of those who are not.

Friends of St Just Library

A committee has now been formed with Sandy Angove and Kate Beckly as co-chairs and Gill Caven as Vice Chair. They were also interested in setting up a 'Young Friends' group.

Portherras Cove

Delia Webb, who communicates on behalf of the 'Friends' of Portherras Cove, had reported that the wreckage from the Alacrity ship wreck was again proving a hazard on

the beach. Ownership of the beach was complicated, other than it was not public so Cornwall Council had no legal responsibility. Cllr Mrs James was seeking advice from the beach safety officer. The 'Friends' were seeking, like the 'Friends of St Just Library', to become part of the St Just and District Trust as they might need to work with land owners to seek funding. In the short term, the overriding concern was the potential risk of an accident because of the debris, particularly to tourists who might be less familiar with the risks.

Old Trewellard Sunday School

Cllr Mrs James reported that she had attended a meeting with a representative of the Methodist circuit and the affordable housing planning officer and confirmed that the legal barriers to the sale of the site and the adjoining field had been resolved. Whilst the Land's End Peninsula CLT would have liked to have bought the site for the benefit of the local community, it was unlikely that it would be able to raise the necessary funds. The Affordable Housing Officer had confirmed that the field could be considered as an exception site for the development of affordable housing.

TC.401 FINANCE

(a) Financial Assistance

The Town Council considered a report by the Town Clerk regarding requests for grant funding from the Lafrowda Festival regarding the annual festivities, St Just in Bloom and the annual floral display in the town. The Town Clerk also advised the Town Council that this year's floral displays were to be produced by a local company and that the Council would receive an invoice in due course as it had been indicated that the Town Council would be willing to cover the additional cost. An application for grant funding had also been received from the St Just Football Club towards the cost of an electrical upgrade and repair to fencing. This application superseded the application that was submitted last year, and the £500.00 which had been earmarked at the time.

In accordance with the declaration of a non-discloseable interest, Cllr Mrs Salmon withdrew from the meeting for the consideration of the grant application in respect of St Just in Bloom.

RESOLVED : That the following grants be awarded:-

- | | | |
|-----|-------------------|-----------|
| (a) | Lafrowda Festival | £3,000.00 |
| (b) | St Just in Bloom | £1,000. |

In addition, the Town Council agreed to cover the cost of purchasing the floral displays at a cost of £1,500.00 on receipt of an invoice. This additional expenditure to be met from the Public Amenities cost centre heading. Any consequential

overspend in the Public Amenities cost centre to be met from free reserves.

(c) St Just Football Club £1.500.00

Supersedes the £500.00 grant awarded in 2013 / 14.

(Action by : Elaine Baker)

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £3,832.83 be approved for payment.

(Action by: Elaine Baker)

(c) Grant Feedback / Letters of Thanks

The Town Clerk reported that a letter of thanks had been received from the St Just Community & Business Centre in response to the recent grant award.

TC.402 PLANNING

(a) Applications

PA14/01522 Replacement of front extension with a single storage orangery at Fern Lea Guest House, 19, Nancherrow, St. Just. Applicant: Mr. Martin Franks. **(T CI No objection)**

PA13/10878 Restoration of current single house back into two separate dwellings at 1-2 Chapel Terrace, Trewellard, Pendeen. Applicant: Mr. Stephen Perrin. **(T CI No objection)**

PA14/02856 Construction of detached annexe to replace existing former workshop to form annexed accommodation to main house at Kelynock Farm, Kelynock, St. Just. Applicant: Mr. Howard Eddy. **(T CI No objection)**

PA14/02910 Conversion of redundant barn and installation of septic tank. (Redesign of planning approval W1/90/0653/F) at Trevagean Veor, Trevegean, St. Just. Applicants: Mr. & Mrs. J. Tregear. **Deferred until the next meeting pending the receipt of planning officer comments following site visit.**

PA14/03121 Installation of solid fuel burning stove and new flue pipe on roof at No. 1 Cottage, Pendeen Lighthouse, Pendeen Watch, Pendeen. Applicant: Corporation of Trinity House. **(T CI No objection)**

(b) Decisions

PA14/00924 Variation of Condition 2 attached to PA13/06715 (dated 25th July, 2013) for a minor material amendment to include alterations to the design to minimise flooding, a larger heating system and internal layout alterations at Tregeseal House, 5, No-Go-By Hill, Nancherrow, St. Just. Applicants: Mr. & Mrs. Ian Steer. **Approval** (T. Cl. No Objection).

PA14/01445 Demolition of an existing storage building and the erection of a new dwelling on land to rear of Trewellard Stores, Trewellard, Pendeen. Applicant: Mr. David Ramsay. **Withdrawn**. (T. Cl. Objection – Not in keeping with local environment).

PA14/02254 Two storey side extension, including Juliet balcony, to replace existing pre-fabricated garage, front porch extension at Carn Vellan, Trewellard, Pendeen. Applicants: Mr. & Mrs. P. Skinner. **Withdrawn** (T. Cl. Objection – Agree with Planning Officer's comments).

TC.403 CORNWALL LOCAL PLAN: PROPOSED SUBMISSION DOCUMENT

The Town Council considered a report by Cllrs Mrs Blundy and Mrs McQueen which set out a proposed response to the new Cornwall Local Plan – Strategic Policies – Proposed Submission Document which had been produced following the comments made the Town Council as its last meeting (copy appended to the signed minutes).

RESOLVED: That the Town Council's response to the Cornwall Local Plan Submission Document be approved.

(Action by : Elaine Baker)

TC.404 THE FUTURE FOR ST JUST AND PENDEEN – COMMUNITY ACTION PLAN 2014

The Town Council considered a draft questionnaire for issuing to local residents as part of the work currently being undertaken on the review of the Community Action Plan.

The Town Council raised a number of concerns regarding the content of the draft document and a number of suggestions were made on improvements to the content and layout. It was also suggested that a brief description of the work being undertaken on the review of the Community Action Plan 2014 be added to contextualise the document. Therefore, it was agreed that a revised version of the document would be brought to the next meeting on 12 May 2014.

Action by / Cllr Mrs Blundy / Cllr Mrs McQueen / Cllr Mrs Salmon

TC.405 TOWN & PARISH COUNCIL AND VOLUNTARY SECTOR SUMMIT

No expressions of interest in attending the summit were received from Town Councillors.

TC.406 MARKET SQUARE, ST JUST

The Town Clerk reported that confirmation had been received from Cornwall Council that the cost of a new Traffic regulation Order for parking in Market Square would be in the region of £3,600 - £4,000 depending on the amount of support / objections

which might be received during the consultation process.

RESOLVED: That Mike Peters, Cornwall Council's Highways Manager be invited to attend a future meeting at the Town Council to discuss the matter further.

(Action by Elaine Baker)

TC.407 COUNTRYSIDE ACCESS FORUM

No expressions of interest were received from Town Councillors in becoming members of the Countryside Access Forum.

TC.408 INFORMATION ITEMS

None.

TC.409 MATTERS FOR REPORT

Town Councillors commented that they had received a number of enquiries from local residents about the clearance of land opposite the Chywoone Workshops used by St Just Garage which was currently being used for the storage of its commercial vehicles. The Town Clerk commented that no planning application for the site had been received but would continue to monitor the situation.

The Town Clerk advised the Council that Zennor Parish Council was to hold an open meeting on 19 May 2014 regarding its decision to develop a neighbourhood plan to which all Town Councillors were invited to attend.

TC.410 USE OF THE PLAIN-AN-GWARRY

RESOLVED: That the application from the Lafrowda Festival to use the Plain-an-Gwarry on 3 May 2014 for the annual May Day event and from 4 to 20 July 2014 for the annual Lafrowda festivities and for the use of electricity in Market Square and the Plain-an-Gwarry to support these activities be approved.

(Action by : Elaine Baker)

Meeting closed at 8.20 p.m.

Town Mayor