

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 1 November 2016 at 7.15 p.m.

PRESENT

Cllr K McFadden - Town Mayor
Cllr D Stevens - Deputy Town Mayor

COUNCILLORS

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

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Cllr Mrs S James – Cornwall Council
Constance Moore – Local resident

TC.147 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllr Mrs G McQueen and Cllr Mrs Salmon.

TC.148 DECLARATIONS OF INTERESTS

The Town Mayor and Cllr T McFadden declared a non-registerable interest in minute no. TC.155(a) /16 (Applications) in respect of PA16/09222 as the applicant and related to the applicant and agreed to withdraw from the meeting for consideration of the application.

The Deputy Mayor declared a non-registerable interest in minute no. TC.155(a)/16 (Applications) in respect of PA16/09282 as the applicant was a personal friend and agreed to withdraw from the meeting for consideration of the application.

Cllr Morris declared a non-registerable interest in minute no. TC.155(a)/16 (Applications) in respect of PA16/09392 as he was related to the applicant and agreed to withdraw from the meeting for consideration of the application.

Cllr D Roberts declared a non-registerable interest in minute no. TC.155(a)/16 (Applications) in respect of PA16/08005 as the applicant was a personal friend and agreed to withdraw from the meeting for consideration of the application.

TC.149 DISPENSATIONS

There were no dispensations granted.

TC.150 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 17 October 2016 be approved as an accurate record and signed by the Town Mayor.

TC.151 MATTERS ARISING

In respect of minute no. TC.142(a)/16 (Financial Assistance), Cllr D Roberts thanked the Council for awarding the grant to St Just Sports Centre and stated that refurbishment works to the gym had commenced.

TC.152 INTERIM AUDIT REPORT YEAR ENDED 31 MARCH 2017

The Town Council received the interim audit report from the Internal Auditor and considered the recommendations contained therein (copy appended to the signed minutes).

The Town Clerk reported that the level of Fidelity Guarantee had been raised from £250,000 to £500,000 and that the issue of financial accounting software would be considered as a separate item on the agenda.

TC.153 PURCHASE OF RIALTAS SUITE ALPHA FINANCIAL MANAGEMENT SOFTWARE

In line with recommendations from the Council's Internal Auditor and minute no. TC.14(b)(i)/16, the Town Council considered a quotation from RBS Rialtas for the purchase of its Alpha Financial Management Software.

RESOLVED: That the purchase of the Rialtas Suite Alpha Management software at a cost of £633.00, plus mileage, annual support and maintenance user licence at a cost of £113.00 be approved.

(Action by: Elaine Baker)

TC.154 FINANCE

(a) Financial Assistance

None received.

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £609.35 be approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

There were no letters of thanks.

TC.155 PLANNING

(a) Applications

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

PA16/08005 Demolition of garage/workshop and construction of two dwellings and garage plus associated works on land north of 1, Carn View Terrace, Pendeen. Applicant: Mrs. Mary Williams. **(T CI Support)**

In accordance with their disclosure of interest the Town Mayor and T McFadden withdrew from the meeting for consideration of the following application.

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

PA16/09222 Certificate of lawfulness existing use: Commencement confirmation in relation to previously approved agricultural building (W1/06/0787). Applicant: Mr. Kevin McFadden. **(No comment)**

PA16/08832 Conversion of dwelling to two flats at Santandria, Bosorne Street, St. Just. Applicant: Mr. G.P. Allnut. **(T CI Support)**

PA15/10396 Construction of three dwellings on infill plot with attendant access, parking, garages and infrastructure, including upgrading access lane on land adjoining Queens Arms, Botallack, St. Just. Applicant: Tregothnan Estate. **(T CI Strong support)**

PA16/08568 Installation of a CCTV camera on a 1.5 metre tower on the headland of Cape Cornwall close to the National Coastwatch Watch Station at Cape Cornwall, St. Just. Applicant: Ms. Pauline Van Der Hoff. **(T CI Strong support)**

In accordance with his disclosure of interest the Deputy Mayor withdrew from the meeting for consideration of the following application.

PA16/09282 Change of use from a 1 – Bed Dwellinghouse to an Office B1(a) (No changes to the building itself, externally or internally) at Cobblers Cottage, 1, Boswedden Road, St. Just. Applicant: Mr. Matthew Coak. **(T CI No objection)**

PA16/09343 Variation of Condition 6 in relation to Application Reference Number: PA14/03835 dated 29/04/2015: Height of boundary wall on land off Leat Road, Pendeen, Penzance. Applicant: Mr. L. Penaluna – Golowji Ltd. **(T CI No objection)**

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

PA16/09392 Demolition of existing bungalow and construction of two dwellings and associated works, including solar panels on front roof slope. Revised scheme of PA16/01404 at The Bungalow, B.3306 between St. Ives Road and St. John's Terrace, Boscawell Downs, Pendeen. Applicant: Mr. C. Morris. **(T Cl No objection)**

(b) Decisions

PA16/08267 Variation of Condition 2 and removal of Condition 4 in relation to Decision Notice PA15/05968 dated 20/08/2015 at Trevedra Farm, Sennen, Penzance. Applicants: Mr. and Mrs. John Nicholas. **Approval** (T. Cl. Agreed with Planning Officer's comments).

PA16/07585 Alteration to the boundary to the approved domestic curtilage and erection of a domestic garage at East Levant Engine House Caravan, Levant Road, Trewellard, Pendeen. Applicant: Mr. Phil Osborne. **Approval** (T. Cl. Objection – Design not in keeping with adjacent Engine House – Agreed to Disagree).

Following discussion on this decision, it was **AGREED** that the Town Clerk be asked to write to Cornwall Council's Planning Service setting out the Town Councils' concerns at the inconsistency in planning decisions being made in respect of applications within the World Heritage Mining Site, and in particular the Council's concerns that planning guidelines regarding development in the vicinity of / adjacent to historic buildings were not being adhered to. It was also suggested that the Town Council request that a Planning Officer, together with an officer from the World Heritage Mining Site be invited to a future meeting of the Town Council to explain to the Council how planning policy should be applied / interpreted in such cases.

(Action by : Elaine Baker)

(c) Appeals

The Council noted that an appeal had been lodged by Mr T Olds in respect of the Cornwall Council's refusal of planning application **PA15/10311** – Erection of building to be jointly used for storage for commercial garage and agriculture on land north of Chywoone Rural Workshops, road from New Road to Grumbla, St Just.

TC.156 TOURIST INFORMATION REPORT

The Town Council received a report from the Senior Library Assistant at St Just Library regarding the extra opening hours for the service during the peak summer period which was grant funded by the Town Council.

TC.157 QUARTERLY BUDGET MONITORING

The Town Council received details of income and expenditure, together with bank reconciliations for the period 14 June to 24 October 2016, 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.158 MATTERS FOR REPORT

The Town Clerk reported that an invitation had been received for all Town Councillor to attend the official opening of the Miners' Statue on Sunday 27 November 2016 at Geevor Tin Mine. Any Councillor wishing to attend was asked to advise the Town Clerk's Assistant.

In addition, the Town Clerk reported on Cornwall Council's proposals for on-street Pay & Display parking and Residents' Parking Zones in specified towns such as Penzance and the initial proposals from the Boundary Commission for England for a new cross border parliamentary constituency in the South West. It was **AGREED** that both these issues would be placed on the agenda for the next meeting.

(Action by: Elaine Baker)

The Town Clerk also advised the Town Councillors of an event being organised by Cornwall Council entitled "Empowering Communities" being held at The Eden Project on 9 November 2016.

Cllr Clemens reported that he had represented the Council at the Trafalgar Day parade at Madron, commented on the success of Feast and requested that Jonathan Hancock be personally thanked for his help with the event on Feast Monday. Cllr Clemens also reported on Pendeen Silver Band.

Cllr Mrs Cock commented on the success of the Feast Sunday celebrations.

Cllr D Roberts reported that refurbishment works to the gym at St Just Sports Centre had commenced.

Cllr G Roberts reported that he had attended a recent Board of Trustees meeting at Pengarth Day Centre. He informed the Council, that Penzance Town Council would be taking over responsibility for maintaining Morrab Gardens and that it was in the process of submitting a bid to the Heritage Lottery Fund to convert the stable block which would be used by the Day Centre.

The Deputy Mayor called a meeting of the Staffing Committee which was to be held on Tuesday 15 November 2016 at 5.00 p.m. in the Council Offices.

(Action by: Deputy Mayor)

TC.159 INFORMATION ITEMS

None received.

Meeting closed at 8.00 p.m.

Town Mayor