

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 28 November 2016 at 7.15 p.m.

PRESENT

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

COUNCILLORS

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

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Cllr Mrs S James – Cornwall Council  
Mr T Olds  
Local residents

TC.176 APOLOGIES FOR ABSENCE

There was an apology for absence from Cllr Mrs Cock.

TC.177 DECLARATIONS OF INTERESTS

The Town Mayor, N McFadden and Cllr T McFadden declared a non-registerable interest in minute no. TC.188/16 (Street Naming) as the owner of the site and related to the owner and agreed to withdraw from the meeting for consideration of the application.

Cllr Clemens declared a non-registerable interest in minute no. TC.186(b)/16 (Accounts for Payment) as a trustee of Pendeen Silver Band and also in minute no. TC.187(a)/16 (Applications) in respect of PA16/06443 as the applicant was known to him and agreed to withdraw from the meeting for consideration of both items.

Cllr N McFadden also declared a non-registerable interest in minute no. TC.187(a)/16 (Applications) in respect of PA16/09475 as an adjoining landowner and PA16/10807 as the applicant was an employee and agreed to withdraw from the meeting for consideration of the applications.

Cllr D Roberts declared a non-registerable interest in minute no. TC.187(a)/16 (Applications) in respect of PA16/06443 as the applicant was a personal friend and agreed to withdraw from the meeting for consideration of the application.

Cllr G Roberts declared a non-registerable interest in minute no. TC.186(b)/16 (Accounts for Payment) as a payee on the schedule and also TC.187(a)/16 (Applications) in respect of PA16/09475 as a tenant on the site and agreed to withdraw from the meeting for consideration of both items.

TC.178 DISPENSATIONS

There were no dispensations granted.

TC.179 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 14 November 2016 be approved as an accurate record and signed by the Town Mayor.

TC.180 MATTERS ARISING

Referring to minute no. TC.165/16 (Premises at Chapel Street), the Town Clerk reported that she had written to Cornwall Council regarding its decision to stop compliance checks and also to express the Council's concern at the lack of information regarding lease and / or purchase options post September 2017 when the current lease expired. The Town Clerk reported that a meeting had been held with representatives from Cornwall Council on 25 November when details of the options were presented to the Mayor and Deputy Mayor. Further information would be brought to the Council at its next meeting on 12 December as part of the proposed budget for 2017/18.

Cllr Mrs Blundy sought an update on the removal and relocation of the Council's defibrillator. The Town Mayor reported that he had still to discuss the matter with Mr Woolcock.

(Action by: Town Mayor)

TC.181 REPORT OF THE TOWN MAYOR, DEPUTY TOWN MAYOR & TOWN COUNCILLORS

The Town Mayor reported that he had represented the Town Council at Dr Derrington's funeral on 21 November, Remembrance Services at St Just and Pendeen on 11 and 13 November and opened the annual Christmas Fayre on 27 November. He would also be representing the Council at Mr Matthew's funeral on 3 December 2016.

The Deputy Mayor reported that he had attended Remembrance events at St Just on 11 and 13 November and the unveiling of the Miners' Statue on 27 November.

Cllrs Mrs Blundy, Mrs McQueen and D Roberts reported that they had attended the West Penwith Community Network meeting on 17 November and tabled a report on the meeting (copy appended to the signed minutes). Cllr Mrs McQueen reported that those attending the meeting had been extremely frustrated at the lack of responses from the panel on the detail of the Sustainability and Transformation Plan (STP). The plan was intended to deliver an integrated social health and welfare plan in the locality but without the necessary funding, thereby increasing the centralisation of services. Cllr Mrs McQueen tabled a statement from healthcare professionals which challenged the STP stating that, in their opinion, it was a flawed document. Cllr Mrs Blundy stressed the importance of participation in the consultation process. Cllr D Roberts

reported that the budget was currently £60m overspent and that by 2020 it was estimated that the figure would be £240m in Cornwall, with further reductions in service and that people would suffer as a consequence.

Cllr Mrs Blundy had also attended the unveiling of the Miners' Statue.

Cllr Clemens reported that he had attended the funeral of Dr Derrington on 21 November at Madron and the unveiling of the Miners' Statue.

Cllr Mrs Salmon reported that she had represented the Town Council at Sennen Feast on 27 November.

TC.182 REPORT OF THE CORNWALL COUNCILLOR

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

The first key matter was that the Local Plan for Cornwall had been approved at Full Council so would now be formally adopted. Whatever an individual's personal view on the headline figure (which was an average of 2,600 new homes per year for 20 years from 2010) the Local Plan provided Cornwall with the best protection against speculative development in all forms. It enabled Cornwall Council to adopt policies to protect special landscapes, features, open spaces and the environment of Cornwall. It also supported those areas with adopted Neighbourhood Plans or those working towards them because the Local Plan, on its own, could not provide local communities with the necessary level detail and protections.

The draft budget had been supported and, in the face of the continuing reduction of the Government Support Grant, would see Council Tax rise by 1.97% in 2017 / 18, plus the 2% levy to support Adult Care Services that had insufficient funds to meet growing demand. The budget detail would be finalised in February.

Cornwall Council would oppose the introduction of Grammar Schools locally. A motion had also been passed to significantly reduce the use of chemicals harmful to bees and other pollinators on Council owned and managed land. The motion also authorised the Council to produce a pollinator's action plan to protect and enhance habitats to encourage bees. The pollinator's motion had received cross-party support and advice and support would be offered to towns and parishes wishing to adopt a similar stance.

The Local Government Boundary Review continued to attract disagreements amongst Cornwall Councillors. Some wanted the numbers of councillors drastically reduced (to around 70) so that they could take only a strategic Cornwall role, leaving local matters and casework to town and parish councillors and MPs, whilst others felt there should be a modest reduction, keeping numbers to around 100. Town and parish councillors would be consulted in due course and evidence gathered. This was important as the outcome could be significant to future town and parish councillors and Cllr Mrs James urged the Town Council to either collectively or individually engage with the process.

**Wider Cornwall Matters**

Those councillors that had attended the Community Network Meeting would know how concerned many members of the public were about the development of the

Sustainability and Transformation Plan, known as the STP. This was being driven by Government wanting Health Services to stop overspending and that affected the nature of the plans. The Outline Business Case was out for consultation and would be signed off and submitted in January although the final, more detailed Business Case would be published later in 2017. As few people appeared to have seen the Outline Business Case Cllr Mrs James had put a link to the document from a blog post on her website as she felt strongly that local people should be able to see the document.

### **More Local Matters**

The Tin Coast Project was likely to announce good news very soon. The Methodist Chapel had received sufficient local interest to seek feasibility study funding. The brief would be to keep the building as flexible as possible so that almost any potential use could be put forward, in any combination, which provided adequate income. Another requirement would be that usage could evolve over time, as local needs changed, without huge upheaval or investment. The next step was not about picking a project or projects but about establishing what could and what could not be changed about the building to create as flexible and adaptable space for any proposed future financially viable use.

Cllr Mrs James expressed her disappointment that the Town Council had not been represented at the recent public information event in St Just, aimed at engaging local parishes in how the £2.4m Heritage Lottery funding assigned to the Penwith Landscape Partnership could be used to protect, enhance and help people explore our special Penwith Landscape. As the main town in the scope of the project, St Just could benefit from this investment. More positively, Cllr Mrs James reported that Spider Eye were getting involved in the project to provide their digital and marketing expertise. The 2<sup>nd</sup> newsletter was available with the emphasis on working with farmers to protect our landscape. A copy was available through a link on her website.

Finally, Cllr Mrs James drew Town Councillors attention to the planning application concerning trees at The Old Vicarage in Pendeen. Whilst it was marked for information she sought the Town Council's support to ensuring that trees labelled 6 – 13 were fully protected by a Tree Preservation Order.

Cllr Mrs James confirmed that her next local drop-in surgery was Saturday 17 December at the Centre of Pendeen during their Farmers Market.

### **TC.183 LOCAL COUNCIL PRE-APPLICATION PROTOCOL**

The Town Council considered if it wished to sign up to the pre-application protocol which had been produced by the Cornwall Planning Partnership and Cornwall Council.

**RESOLVED:** That Cornwall Council is advised that the Town Council has adopted the pre-application protocol, in principle, but that further clarification is sought on the scale of development to which the protocol would apply as it could potentially be a burdensome process for smaller scale developments.

(Action by: Elaine Baker)

184. NEIGHBOURHOOD PLANNING

The Town Council reconsidered its view on the development of a neighbourhood plan for the parish, and received a copy of a briefing paper on the Neighbourhood Planning Bill which was currently passing through Parliament.

RESOLVED: That a working party comprising the following Town Councillors be established to look at possible options for the development of a Neighbourhood Plan or Neighbourhood Development Order, using the Community Survey 2014 as a base document, and to bring forward suggestions to the Town Council for discussion.

Working Party Members

Cllr Mrs Blundy  
Cllr Morris  
Cllr Mrs McQueen  
Cllr D Roberts  
Cllr G Roberts

(Action by: Working Party)

185 PROPOSAL – TOUR OF BRITAIN

The Town Council considered a proposal from Cllr Dave Potter, Helston Town Council regarding the potential for hosting a stage of the Tour of Britain cycle race in Cornwall.

RESOLVED: That this Town Council supports the Tour of Britain cycling race coming to Cornwall.

(Action by: Elaine Baker)

TC.186 FINANCE

(a) Financial Assistance

None received.

(b) Accounts for Payment

In accordance with their disclosure of interest Cllr Clemens and Cllr G Roberts withdrew from the meeting for consideration of the following item.

RESOLVED: That the accounts to the value of £6,269.95 be approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

None received.

TC.187 PLANNING

(a) Applications

**PA16/10418** Various tree works at The Vicarage, Church Road, Pendeen. Applicant: Mr. Ian Sharpe. **(The Town Council supports the proposal by Cllr Mrs James that the trees 6-13 which have been withdrawn for the application be the subject of a Tree Preservation Order which will offer the trees greater protection within the conservation area).**

In accordance with their disclosures of interest Cllr Clemens and Cllr D Roberts withdrew from the meeting for consideration of the following application.

**PA16/06443** Proposed housing development (two detached open market and two affordable) on land south of Church Farm, Pendeen. Applicant: Mr. N. Semmens. **(Strong objection of the grounds of inappropriate use of materials. The Town Council maintains that: Plot 1 should be granite faced on seaward and church facing sides. Plot 2 – Granite faced church facing side. Plots 3 & 4 granite faced on Carn facing side. The Town Council wishes to establish a degree of consistency in planning decisions locally. If the Planning Officer recommendation is to approve, then Town Council requests that the application is called-in by the local member for decision by the Area Planning Committee. Cllr Morris to represent the Town Council at the Planning Committee).**

In accordance with their disclosures of interest Cllr N McFadden and Cllr G Roberts withdrew from the meeting for consideration of the following application.

**PA16/09475** Change of use of agricultural land to siting of containers and associated works at the Storage Site, South Bosvargus Farm, St. Just. Applicant: Mr. Wills, West Country Removals. **(Defer to next meeting pending receipt of Planning Officer comments)**

**PA16/10514** Proposed extension to create a bedroom on first floor and enlarged dining/study area on ground floor at The Cottage, Kelynack, St. Just. Applicant: Mrs. Treby. **(T CI No objection).**

**PA16/10620** Single storey flat roof extension with terrace to the back of property at 10, Boscawell Terrace, Pendeen. Applicants: Mr. and Mrs. Barnett. **(Defer to next meeting pending receipt of Planning Officer comments)**

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

**PA16/10807** Proposed garage at 1, Labour in Vain, St. Just. Applicant: Mr. R. Leaper. **(T CI No objection).**

**PA16/10870** Pollard an Ash Tree on land adjacent to the Maple Barn,

Nancherrow, St. Just. **(For Information Only)**.

(b) Decisions

**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.

**Approval** (T. Cl. Strong Support).

**PA16/05662** Change of 8 touring pitches to 4 seasonal caravan pitches (static holiday homes) for 12-month holiday/leisure purposes (not permanent residential use) at Roselands Caravan Park, Dowran, St. Just. Applicant: Mr. Craig Flack. **Approval** (T. Cl. No Objection).

**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. **Approval** (T. Cl. Support).

**PA16/08226** Certificate of Lawfulness for the existing use of static caravan as residential accommodation on static caravan adjacent to Chy an Gwell Garage, Kelynack, St. Just. Applicant: Mr. Michael May. **Refusal** (T. Cl. No comment).

TC.188 STREET NAMING

In accordance with their disclosure of interest 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.

RESOLVED: That the Town Council supports the street naming of the new development at Gews Farm as Gews Farm Way.

(Action by: Elaine Baker)

TC.189 CORNWALL COUNCIL PENSION FUND – ST-JUST-IN-PENWITH TOWN COUNCIL CONTRIBUTION RATES

The Town Clerk advised the Council of the new employer contribution rates as from 1 April 2017 following the triennial valuation. The Town Council also received a briefing note on the 2016 valuation and pooling arrangements. The future contribution rate from 2017 – 2020 would be 18.7% with annual deficit contributions of £900 in 17/18, £1,000 in 18/19 and £1,200 in 19/20.

TC.190 COMMITTEES

The Town Mayor raised an issue in respect of committee delegations.

TC.191 MATTERS FOR REPORT

The Town Clerk advised the Council on the current position regarding the re-submission of the Friends of St Just Library grant application.

Cllr N McFadden commented that some welcome news would be announced following the next meeting of the Tin Coast Project on 29 November. Cllr N McFadden commented on the new Kurt Jackson Foundation Gallery in North Row.

Cllr Tom McFadden confirmed that he would attending the next Tin Coast Project meeting on 29 November.

Cllr D Roberts commented on the pleasing attendance of Town Councillors at the Miners' Statue unveiling and the Yuletide Fayre on 27 November.

TC.192 INFORMATION ITEMS

None received.

Meeting closed at 8.09 p.m.

Town Mayor