

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 3 October 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
Mrs F Cock	D Roberts
T McFadden	G Roberts
	Mrs G Salmon

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Cllr Mrs S James – Cornwall Council
Ed Persee – EJFP Planning
Ginny Marsh – Vice-Chair, Friends of St Just Library
Friends of St Just Library
Mrs Trembath – Applicant PA16/08439

TC.120 APOLOGIES FOR ABSENCE

There was an apology for absence from Cllr N McFadden.

TC.121 DECLARATIONS OF INTERESTS

Cllr Clemens declared a non-registerable interest in minute no. TC.127(b)/16 (Applications) in respect of PA16/08439 as being related to the owner of a property in the vicinity of the site and agreed to withdraw from the meeting for consideration of the item.

Cllr D Roberts declared a non-registerable interest in minute no. TC.127(b)/16 (Applications) in respect of PA16/08005 as the applicant was a family friend and agreed to withdraw from the meeting for consideration of the item.

TC.122 DISPENSATIONS

There were no dispensations granted.

TC.123 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 19 September 2016 be approved as an accurate record and signed by the Town Mayor.

TC.124 MATTERS ARISING

There were no matters arising from the minutes.

TC.125 HACKNEY CARRIAGE AND PRIVATE HIRE LICENSING CONSULTATION

The Town Council received a consultation document from Cornwall Council regarding proposed changes for a one driver policy for Cornwall but agreed to take no further action.

TC.126 FINANCE

(a) Financial Assistance

The Town Council considered a grant application from the Trustees of the Friends of St Just Library (FoSJL) for a three-year period commencing in April 2017 to cover running costs. A total grant of £6,500.00 had been requested, comprising of a grant request of £4,000.00, together with the continuation of the £2,500.00 contribution that the Council had been making to Cornwall Council to provide extended opening hours for the Tourist Information Service during the peak summer period.

Ginny Marsh, Vice-Chair, FoSJL made a brief statement to the Council on the proposal and commented that before Cornwall Council took the decision to devolve the service in St Just to the Trustees it required guarantees that the necessary funding was in place to meet the annual running costs. Initially the FoSJL would maintain the current level of service with a view to expanding the service in subsequent years. Although the funding would not be required until April 2017, Cornwall Council had urged that the application be made to provide the necessary guarantees that the funding would be in place in advance of any decision on devolvement of the service.

Cllr Mrs Blundy outlined her support for the project and preference for maintaining the service in its current location. She acknowledged that the request for funding was "*at the top end*" of the level of grants usually awarded but felt the Council's failure to respond, in her view, could lead to the loss of the service in St Just.

Cllr Mrs Cock welcomed the presentation and the FoSJL's vision for the future. However, she outlined her concerns at the level of grant being requested and annual running costs. In particular, she was concerned about the three-year financial commitment on the Council and that the £6,500.00 being requested from the Town Council was the only specified source of grant funding. In effect the FoSJL would be solely relying on Town Council funding to run the library. Having reviewed the business case in detail, Cllr Mrs Cock felt that the level of financial risk to the Council was significant and a cause of concern.

In view of the concerns raised Cllr Mrs McQueen suggested that the Council made a one-off contribution of £4,000.00 with reviews in years two and three.

The Deputy Mayor expressed his concern at the lack of detail contained within the business plan despite the fact that the FoSIL were seeking a three-year financial commitment, and therefore he was particularly concerned at the Council's exposure to risk. In addition, the Deputy Mayor was concerned about the inclusion of the £2,500.00 in the figures, as that funding had been made available to Cornwall Council to provide additional staffing and extended opening hours and not for revenue purposes. The Deputy Mayor also commented that in his opinion there was a viable alternative to the proposal on the table and did not accept that there was the level of community support as stated. Cllr D Roberts also commented that in his opinion the school option provided greater security for St Just.

Following the detailed discussion Cllr Mrs Blundy, seconded by Cllr Mrs McQueen proposed the following:

"That the Town Council agrees to pledge £4,000.00 in 2017 / 18, with continuation in years two and three subject to the library functioning satisfactorily, demonstration of improved financial viability, confirmation of additional grant funding and evidence of the ongoing co-operation between the FoSIL and Cornwall Council."

In response the Town Mayor outlined his concerns regarding the grant funding request, in particular the significant reduction in revenue costs. Therefore, the Town Mayor proposed an alternative proposition which was seconded by Cllr G Roberts:

"That the Town Council defers consideration of the grant application pending the receipt of a further detailed business plan, together with full financial costings and three-year financial projection."

The proposition was put to the vote and approved by 6 votes to 3.

The Town Council RESOLVED to approve the substantive proposition: -

That the Council defers consideration of the grant application pending the receipt of a further detailed business plan, together with full financial costings and three-year financial projection."

Cllr Mrs Blundy asked for her extreme disappointment at the Council's decision to be formally recorded in the minutes.

(Action by: Elaine Baker)

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £516.47 be approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

There were no letters of thanks.

TC.127 PLANNING

(a) Pre-application Advice

ED Persee, EJFP Planning gave a further presentation to the Town Council on a proposed housing development on land adjacent to The Radjel Inn, Pendeen and presented the Council with indicative drawings of the development and the proposed layout and design of the units. The Town Council gave some initial comments on the indicative plans and suggested granite facing on the units facing the main road and to the rear of the property. The units would be of a traditional design in keeping with the local area.

In giving its view the Town Clerk commented that this was an informal opinion and that the Council's formal view would be reserved until such time as it considered a formal planning application. Mr Persee agreed to forward a copy of the final draft version of the proposed layout and design of the units in advance of submitting a formal planning application to Cornwall Council. The issue of affordable units and planning contributions was also discussed, the level of contribution or element of affordable would be dependent on whether Cornwall Council's Planning Service regarded the site as an infill or exception site. Cllr Mrs James commented on the need for affordable rent properties within the local area.

(b) 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 Objection – inappropriate position of the proposed units within the site (too close to the highway))**.

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

PA16/08439 Outline application for two new houses and associated site works (all matters reserved) on land south east of Whealbal, Trewellard, Pendeen. Applicant: Mrs. L.E. Trembath. **(T CI No objection)**.

PA16/08471 Proposed balcony extension at 1, Pednandrea, St. Just. Applicants: Mr. and Mrs. M. Harvey. **(T CI No objection)**.

PA16/05662 This is an application for change of use of 8 of our 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. **(T Cl No objection).**

(c) Decisions

PA16/06454 Extension to and conversion of existing garage to form domestic annexe to house at Pinegrove, Nanquidno, St. Just. Applicant: Mr. Chris Fry. **Approval** (T. Cl. No Objection).

PA16/06570 Application for demolition in a conservation area of two brick chimney stacks at Trewellard Arms Hotel, Trewellard Road, Pendeen. Applicants: Mr. and Mrs. Hutchings. **Refusal** (T. Cl. Objection).

TC.128 MATTERS FOR REPORT

Cllr Mrs Salmon requested that the issue of business rate relief for public conveniences be placed on the agenda for the next meeting.

(Action by: Elaine Baker)

Cllr Mrs Blundy raised the issue of car parking in the St Just and Pendeen car parks, in particular the issue of tourists using the Lafrowda Car Park as a long stay parking facility and the use of St John's Terrace as a staff parking facility for the school. The Town Clerk commented that as the car parks were free at the point of use there were no restrictions on them being used for such purposes. Cllr Mrs Blundy commented that the Town Council would at some stage need to consider the issue of further car parking. Cllr Mrs James reported that car parking was being discussed as a part of the Tin Coast project and that an application was being made to the Coastal Communities Fund, which if successful, could potentially be available for car parking. The Town Clerk reported that as the Council was now a formal project partner, a letter of support from the Council had been submitted with the application.

Cllr Mrs Blundy further requested that the Neighbourhood Planning bulletin be circulated to all Councillors via email.

Cllr Mrs McQueen reported on the length of the grass at Pendeen Playing Field. The Town Clerk commented that transfer to the Town Council had still not been completed, and that until such time responsibility for maintenance remained with Cornwall Council.

TC.129 INFORMATION ITEM

The Town Council received the technical consultation paper for the 2017 / 18 Local Government Finance Settlement which included a proposal to introduce referendum principles (2% cap) for those local councils whose Band D precept was higher than that of the lowest charging district council for 2016 / 17 (£75.46), and which had a total precept for 2016 / 17 of at least £500,000.

TC.130 EXCLUSION OF PRESS & PUBLIC

RESOLVED – that under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960, 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.

TC.131 FEAST ANNUAL AWARDS 2016

The Town Council agreed the recipients for the 2016 annual Feast awards which would be presented following the Feast Sunday Service on 30 October 2016.

Meeting closed at 8.25 p.m.

Town Mayor