

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 8 February 2016 at 7.15 p.m.

PRESENT

Councillor K. McFadden – Town Mayor
Councillor Mrs Cock – Deputy Town Mayor

COUNCILLORS

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

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Cllr Mrs. James – Cornwall Councillor
Ian Marsh – National Trust
Sarah Talbot – National Trust

TC.264 APOLOGIES FOR ABSENCE

There was an apology for absence from Cllr Mrs Salmon.

TC.265 DECLARATIONS OF INTERESTS

There were no declarations of interest.

TC.266 DISPENSATIONS

There were no dispensations granted.

TC.267 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 25 January 2016 be approved as an accurate record and signed by the Town Mayor.

TC.268 MATTERS ARISING

There were no matters arising from the minutes.

TC.269 NATIONAL TRUST TIN COAST

Ian Marsh and Sarah Talbot, National Trust, attended the meeting to advise the Town Council of its Tin Coast Project which the Trust was developing in partnership with Geevor Tin Mine, World Heritage Site, Cornwall Council and Visit Cornwall, and to seek the Town Council's participation in the project.

Mr Marsh stated that the idea behind the project was to bring together all the local National Trust sites to promote the industrial legacy of the area as part of a new tourism initiative entitled "The Tin Coast". Through this tourism partnership it was hoped to develop a quality visitor experience.

The Town Council welcomed the initiative and RESOLVED: that Cllr N McFadden be appointed as the Town Council's representative on the partnership working group.

(Action by : Elaine Baker)

270. CONSULTATION ON THE PROPOSED CHANGES TO THE NATIONAL PLANNING POLICY FRAMEWORK

The Town Council considered the content of an email from Sarah Mason, Executive Officer, CALC, together with a copy of response from the Planning Partnership to the current Government consultation on proposed changes to the National Planning Policy Framework as a consequence of the new Housing Bill, and a copy of the consultation document by way of background information.

The main areas for discussion were as follows:

- Broadening the definition of affordable housing, to expand the range of low cost housing opportunities;
- Increasing the density of development around commuter hubs, to make more efficient use of land in suitable locations; and
- Supporting delivery of starter homes.

The Town Council was asked to consider if it wished to make a formal response to the document.

Town Councillors stated that they had some concerns with the content of the response made by the Planning Partnership to the consultation particularly concerning affordable housing, development of brownfield sites and the impact on the localism agenda and therefore RESOLVED: That a formal response from the Town Council be not made, and that Town Councillors be asked to respond to the consultation on an individual basis if they so wished.

TC.271 SCHEDULE OF FURTHER SIGNIFICANT CHANGES TO THE CORNWALL LOCAL PLAN STRATEGIC POLICIES PROPOSED SUBMISSION DOCUMENT – 2010 – 2030 (MARCH 2014) AND SCHEDULE OF FOCUSED CHANGED PUBLICATION (SEPTEMBER 2014) PUBLICATION UNDER REGULATION 19 OF THE TOWN & COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012

The Town Council considered a letter from Cornwall Council regarding further changes to the draft Cornwall Local Plan document following Cornwall Council's request to the Planning Inspector to suspend the preliminary hearings to allow time for further work on the document.

The main areas for further work were as follows:

- Increase the overall housing requirement to 52,000 following a reassessment of the Full Objectivity Assessed Need for Cornwall;
- Distribution of this new target to meet need across Cornwall;
- Provide additional clarity for assessing parish based targets within network areas;
- Set out clearer alignment between the Local Plan and Economic Strategies and revise employment land targets to reflect this;
- Revise affordable housing percentages by zone, to reflect the viability evidence;
- Incorporate targets for provision to meet needs of Gypsy and Travelling Communities;
- Provide additional detail on European Special Areas of Conservation to ensure Habitat Regulations are met; and
- Deletion of the Community Network Area (CNA) section policy wording and incorporate policy intentions for these in the main policies.

The Town Council RESOLVED: That a formal response from the Town Council be not made, and that Town Councillors be asked to respond to the consultation on an individual basis if they so wished.

TC.272 GUIDELINES FOR ENGAGEMENT WITH TOWN & PARISH COUNCILS

The Town Council received details from Devon & Cornwall Police on its new guidelines for engaging with town and parish councils following its recent review.

The main changes to the new protocol were a reduction in Police attendance at town and parish councils meetings to one or two meetings per year depending on the size of the council and the cessation of the monthly Police report. In its place, new Police Liaison Groups would be established but it would be for local policing teams to determine how the proposals would be implemented locally. The Town Council would be eligible to nominate a representative to serve on the group.

In addition, the Town Council received a communication from Insp Jean Phillips on how the new protocol would be delivered at a local level. It was confirmed that, if on duty, there would be no restriction on officers attending town or parish meetings above the minimum prescribed in the new service level agreement.

RESOLVED: That Devon & Cornwall Police be advised that Cllr Clemens is appointed as the Town Council's representative on the new Police Liaison Group.

(Action by : Elaine Baker)

TC.273 SIGNAGE

Cllr Stevens addressed the Town Council on the issue of raising the Council's profile within the local community through improved signage. Cllr Stevens tabled examples of Council logo artwork and provided the Council with indicative costs which he had obtained from a specialist company. The logos would be fabricated in anodised aluminium.

RESOLVED: That an order for an initial 150 logos be placed with GSM Graphic Arts at a cost of £1.18 each (£177.00), together with a one-off artwork cost of £30.00.

(Action by : Dave Stevens / Elaine Baker)

TC.274 FINANCE

(a) Grant Applications

There were no grant applications.

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £4,522.69 be approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

The Town Council received a letter of thanks from the Cornwall Air Ambulance Trust following a recent grant award.

TC.275 PLANNING

(a) Applications

PA16/00340 Retrospective application for replacement shed at 13, Nancherrow, St. Just. Applicant: Dr. David Rolfe. **(T CI No objection)**

PA15/11426 Removal of Condition 2 (agricultural occupancy condition) in respect of Decision 70/P/32074 to allow unfettered residential use at Chyvounder, Bollowal, St. Just. Applicant: Mrs. S. White. **(T CI No objection)**

PA15/10143 Application for Certificate of Lawfulness Existing Use for use of property as residential on land adjacent to Skylark, Crescent Place, Pendeen. Applicant: Mr. P. Eddy. **(T CI No comment – revised application awaited)**

PA16/00163 Listed Building Consent for the installation of bathroom on top floor of house at 24, Chapel Street, St. Just. Applicant: Miss L. Stein. **(T Cl No objection)**

PA16/00489 Proposed replacement porch and windows to front elevation plus construction of block built shed in rear yard at 3, West Place, St. Just. Applicant: Mr. Douglas Luxford. **(T Cl No objection)**

PA16/00825 Conversion of barns to form two dwellings and a detached garage at Kelynack Barns, St. Just. Applicants: Mr. and Mrs. D. Phillips. **(T Cl No objection in principle, however would like to see removal of timber cladding on the barns and replacement with granite and the dwarf walls of the garages to be fully timbered)**

(b) Decisions

PA15/11333 Extension and alterations at Cornish Mist, 31, The Turnpike, Tregeseal, St. Just. Applicant: Mrs. L. Ellis. **Approval** (T. Cl. No Objection).

PA15/10945 Proposed enclosure of entrance porch at the Old Town Hall, Chapel Road, St. Just. Applicant: Mrs. Sylvia Smith. . **Approval** (T. Cl. No Objection).

In respect of PA15/11342, The Cottage, Kelynack, St. Just, the Town Clerk reported that the Planning Officer had advised that the recommendation was to refuse the application as it was not in accordance with policy 7 of the emerging Cornwall Local Plan and therefore, as the Town Council had raised no objection, the planning protocol was now being invoked. The Town Council **“agreed to disagree”** with the Planning Officer’s recommendation.

TC.276 MATTERS FOR REPORT

The Town Clerk reported that the new signage for Cape Cornwall Surgery would be erected by Cornwall Council on the finger post in Market Square in the next few weeks.

Cllr Mrs Blundy reported on a study being undertaken by the University of Exeter working with the Penwith Dementia Action Alliance across the Penwith area to help improve the wellbeing of people living with dementia / memory difficulties. Support was being sought from local organisations and groups to assist in advertising and communicating the project. The Town Council AGREED to offer support in advertising the project.

Cllr Mrs McQueen raised the issue of fish remains disposal at Jericho Farm and the clearing of ditches. Cllr G Roberts commented that the relevant authorities (Cormac Ltd. / Environment Agency / Cornwall Council) were aware of the situation and the matter was currently being investigated.

Cllr N McFadden drew the Town Council's attention to new planning policy within AONB's and the presumption against major developments (developments in excess of 10 units) within those areas. It was **AGREED** that the issue would be placed on the next agenda, and would be discussed in the context of the emerging Cornwall Local Plan and the new AONB Management Plan. The Town Clerk advised that she would contact Cornwall Council about the possibility of officer attendance to assist the discussion.

(Action by : Elaine Baker)

Cllr Morris reported that he had attended the planning site visit in respect of the housing development at St John's Terrace, and that the application had now been approved by the Committee, subject to a minor amendment concerning the removal of the chimneys from the original design.

Cllr Clemens reported that Pendeen Silver Band had confirmed that it was willing for the band room to be made available for a formal handover event of the playing field. The band had also offered to play at any planned event.

Cllr Mr Blundy commented on the success of the Pendeen Panto.

Cllr Stevens reported the loss of part of the Sports Hall roof following the recent storm. He confirmed that the Sports Hall would be closed for the foreseeable future whilst repairs were carried out.

Cllr Mrs James commented on the new consultation on the AONB Management Plan. The Town Clerk reported that it would be on the agenda for the next meeting.

TC.277 INFORMATION ITEMS

The Town Clerk reported that the Planning Inspector's decision in respect of the Orders under Section 118 of the Highways Act 1980 known as the Cornwall Council (Footpaths Nos.186 (Part), 184 (Part) and an unrecorded path, St Just-in-Penwith (Chyrose) Public Path Diversion Order 2014, and Public Extinguishment Order 2014 were not confirmed.

The meeting closed at 8.10 p.m.

Town Mayor