

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 22 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 Salmon

TOWN CLERK

Elaine Baker

ALSO IN ATTENDANCE

Cllr Mrs. James – Cornwall Councillor
Sylvia & David Smith – St Just Community & Business Centre
Trevor Olds – Planning Application PA16/00697

TC.278 APOLOGIES FOR ABSENCE

There was an apology for absence from Cllr Mrs McQueen.

TC.279 DECLARATIONS OF INTERESTS

Cllr Clemens declared a non-registerable interest in min. no. TC292(a)/16 (Applications) in respect of planning applications PA16/01007 & PA16/00697 as he was a tenant of one of the applicants and his landlord was related to one the applicants and agreed to withdraw from the meeting for consideration of the applications.

Cllr Morris declared a non-registerable interest in min. no. TC292(a)/16 (Applications) in respect of planning applications PA16/01007, PA16/00878 & PA16/00697 as the applicants were personally known to him and agreed to withdraw from the meeting for consideration of the applications.

Cllr N McFadden declared a non-registerable interest in min. no. TC292(a)/16 (Applications) in respect of planning applications PA16/01007 as the applicant was personally known to him and agreed to withdraw from the meeting for consideration of the application.

Cllr G Roberts declared a non-registerable interest in min. no. TC292(a)/16 (Applications) in respect of planning applications PA16/01285 as the applicant was a neighbour and agreed to withdraw from the meeting for consideration of the application.

TC.280 DISPENSATIONS

There were no dispensations granted.

TC.281 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 8 February 2016 be approved as an accurate record and signed by the Town Mayor.

TC.282 MATTERS ARISING

There were no matters arising from the minutes.

TC.283 ST JUST TOWN HALL

Sylvia Smith, St Just Community & Business Centre attended the meeting to update the Town Council on progress at the Old Town Hall following the receipt of grants from the Town Council for new disabled toilets. Photographs of the new facilities were tabled. On behalf of the centre, Mrs Smith thanked the Town Council for its support.

284. REPORT OF THE TOWN MAYOR, DEPUTY TOWN MAYOR AND TOWN COUNCILLORS

The Deputy Mayor reported that she had attended the Internal Audit Committee on 12 February 2016 recommendations for which were before the Council for approval.

Cllr Mrs Blundy gave a report to the Council on her attendance at the Penwith Integrated Care Forum held on 3 February 2016. The main key points from the meeting were as follows :-

1. "Super-surgeries": proposals for larger surgeries serving populations of 30,000. The Forum felt that this would not be appropriate for rural areas, where the focus should be on improved networking and not necessarily practice mergers;
2. Penwith had a higher proportion of older residents than the rest of Cornwall and this impacted on the delivery of services here;
3. There was a lack of care homes in Penwith (it was noted that Carrick Lodge Nursing Home in St Ives was to close with the loss of a further 32 beds);
4. There had been an assurance that no community hospitals would close for the next two years, but there was certainly a question mark over the future of Edward Hain Hospital in St Ives. The comment made was that "the community should be involved early on in any discussion about such changes" i.e. its closure;
5. There were no plans for any community hospital beds in Penzance; and
6. Hayle Day Centre was losing its funding from Cornwall Council after March 2016. This would impact on the elderly in Penwith if it is forced to close

Cllr Morris reported on his attendance at the site meeting at Cape Cornwall Golf Club on 18 February 2016 in connection with planning application PA15/11572, retention and completion of new greenkeepers building. Cllr Morris commented that the applicant was considering the submission of an amended application for a smaller building. The Town Clerk reported that the AONB Unit had raised a formal objection to the application on the ground of inappropriate development within the AONB and the highly sensitive rural location. The World Heritage Site had also raised a similar objection. The Town Council would be kept advised on the progress of the application.

Cllr Stevens reported that he and the Town Clerk had met with Hamish Gordon, Local Area Ranger, Cormac Ltd and Mick Stallworthy, the Council's footpath contractor to discuss ongoing maintenance issues. In addition, Cllr Stevens also reported that following a site visit with the Town Clerk, maintenance of the Council's public seating would be brought to the next meeting.

Cllr Clemens reported that repairs to the Council's noticeboards had now been completed, that the North Inn, Pendeen had been awarded Community Pub of the Year, Cllr Clemens was a key-holder at Pendeen Parish Church, he also provided an update on the public toilets following cleaning complaints and trouble with youths on bikes in Pendeen.

Cllr D Roberts gave an update on St Just Sport Hall. Discussions had been held with the Head of Cape Cornwall School who had expressed an interest in the sports centre coming under the umbrella of the school. However, talks were at a formative stage and he agreed to keep the Council updated on progress.

TC.285 REPORT OF THE CORNWALL COUNCILLOR

Cllr Mrs James gave her monthly report on county matters such as Cornwall Council's budget, the powers of social media in getting an abandoned car removed, seeking the Town Council's help to nominate a local person for a civic award and a planned visit to Carnyorth Environmental Activity Centre.

Regarding St Just Library and Pendeen Cemetery, Cllr Mrs James would be meeting with officers and the Friends Group concerning the Library, on 24 February, and was seeking advice on what would be required to make a change of use planning application, from an agricultural field to a cemetery. Cllr Mrs James hoped to meet again with people in Pendeen, mid to late March.

Cornwall Council like most other local authorities, had increased Council Tax by 3.97%. 1.97%, or an average of 49p per week, was to try to protect services as Government general funding continued to be stripped away. The additional 2%, or an average of 50p per week, was because the Chancellor had recognised that Councils were at crisis point in trying to fund Adult Social Care, and that this had knock on effects for the Health Service. The Chancellor had therefore invited Councils to add an extra 2% to its Council Tax, without the need for a referendum, so long as the money raised was ring fenced for adult care services. For those who were interested, there was a short video from the relevant Cornwall Cabinet member, explaining more on Cornwall Council's budget. This was accessible on Cornwall Council's website.

Cllr Mrs James had noticed an abandoned car on the track between Levant and Botallack and used social media to successfully gain information. By passing this information on to the Cornwall Council team responsible for fly tipping and the Police, the car had been removed at no cost to the Council, and the Police were continuing further enquiries.

The condition of the Carnyorth Activity Centre building was in decline, and Cllr Mrs James had tried to gain information on its future, although there had been a period when things did not look good, she was now more hopeful. Cllr Mrs James had been invited to a meeting on 23 February 2016 when proposed plans would be shared and she agreed to bring further information on this in her next report.

Finally, regarding the Chairman of Cornwall Council's civic awards scheme. The idea behind the scheme was to recognise local people that gave their time voluntarily for their local communities. Last year, Jonathan Hancock's name had been put forward and his local efforts had been publically acknowledged. Cllr Mrs James stated that, as last year, she would like to put someone forward for this year's awards, and asked the Town Council to consider a deserving candidate.

TC.286 EMERGING CORNWALL LOCAL PLAN & CORNWALL AREA OF OUTSTANDING NATURAL BEAUTY (AONB) MANAGEMENT PLAN – PUBLIC CONSULTATION DRAFT – FEBRUARY 2016

The Town Council discussed the emerging Cornwall Local Plan and AONB Management Plan – Public Consultation Draft in the context of the potential impact on the parish, and considered making a formal response to the consultations.

The Town Council discussed the implications for the local area with a number of Councillors concerned that the new plans placed overbearing restrictions regarding future developments due to the unique character of the Penwith area. However, some Councillors were supportive of the additional protection that the new plans gave to preserving the local historical character of the area.

As it was apparent that it was unlikely that a consensus view could be achieved it was RESOLVED that Town Councillors be asked to respond to the consultation documents on an individual basis indicating in their response that they were also a Town Councillor.

(All to action)

TC.287 CORNWALL AND DEVON MINING LANDSCAPE WORLD HERITAGE SITE SUPPLEMENTARY PLANNING DOCUMENT – CONSULTATION DRAFT

The Town Council received the above public consultation document and considered if it wished to make a formal response.

Cllr Morris commented on the universal value of the AONB within the mining landscape, and in preserving the unique character of the local area, with other Councillors concerned about over restrictive planning policies which would adversely impact on future development.

As it was apparent that it was unlikely that a consensus view could be achieved it was RESOLVED that Town Councillors be asked to respond to the consultation document on an individual basis indicating in their response that they were also a Town Councillor.

(All to action)

TC.288 ST JUST TOWN GUIDE

Cllr Stevens advised the Town Council that the latest edition of the Town Guide (4th edition) was in need of updating in advance of the new tourist season. Previous editions had been produced from income received through advertising: however, it was being proposed that the 5th edition be produced "in-house", with the exception of printing costs, and therefore the booklet would not be dependent of advertising. The removal of the adverts would provide additional editorial space for this well received guide.

Cllr Stevens confirmed that the Town Clerk, assisted by himself would produce the new guide but sought editorial contributions from other Town Councillors. Details on printing costs would be brought to a future meeting of the Town Council for approval.

It was RESOLVED that an Editorial Working Party be established comprising the Deputy Mayor, Cllr Stevens, Cllr D Roberts, Cllr Mrs Blundy, Cllr Mrs Salmon, Cllr Clemens and Cllr Morris to review the Town Guide.

The first meeting of the Working Party would be held at 9.30 a.m. on Tuesday 1 March 2016 in the Council Offices.

(Action by Elaine Baker / Town Councillors)

TC.289 PARKING ENFORCEMENT – ST JUST

The Town Clerk advised the Town Council that PCSO Andrew Tonkin had raised concerns about the continuing problems of illegal parking in St Just and the lack of enforcement by Cornwall Council. The Council was advised that a response from Cornwall Council's Parking Operations (West) had confirmed that St Just was only patrolled during the summer months. The continuing issues with the limited waiting bays signage was adding to the problems.

The Town Council requested additional information on the signage and parking problems and it was RESOLVED: That the Town Clerk to investigate the matter further and report back to the next meeting.

(Action By : Elaine Baker)

Tc.290 WEED TREATMENT 2016

The Town Council considered a quotation from Cormac Solutions regarding street weed spraying in 2016. The Town Clerk reported that there had been no increase in costs from the previous year. The cost for 2016 was £1,298.85 plus VAT.

The Town Council RESOLVED to suspend Standing Order on Contracts to enable the quotation to be considered.

RESOLVED: That the quotation from Cormac Solutions of £1,298.85 (plus VAT) be accepted as it represents best value.

(Action : Elaine Baker)

TC.291 FINANCE

(a) Grant Applications

The Town Council considered a report by the Town Clerk which set out requests for financial assistance from Pendeen Parish Hall & Theatre and Contact the Elderly – Penwith.

RESOLVED : That the following grants be awarded:-

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|-----|-------------------------------|-----------------------|
| (a) | Pendeen Parish Hall & Theatre | £750.00 |
| (b) | Contact the Elderly - Penwith | No grant was awarded. |

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £3,560.24 be approved for payment.

(Action by: Elaine Baker)

(c) Letters of Thanks

There were no letters of thanks.

TC.292 PLANNING

(a) Applications

PA16/00788 Proposed granite faced porch and installation of windows in attic room at Manor Cottage, Bosavern, St. Just. Applicant: Mr. S. Nicholas. **(T CI No objection)**

PA16/00840 Installation of a 600mm diameter dish antenna and ancillary works at St. Just Mast, Carn Bean, Carnyorth, St. Just. Applicant: Arqiva Ltd. **(T CI No objection)**

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

PA16/00878 Demolition of existing house and construction of replacement house at Trewellard Farmhouse, Trewellard Hill, Trewellard, Pendeen. Applicants: Mr. and Mrs. J. Williams. **(T CI No objection)**

In accordance with their disclosure of interests Cllr Clemens, Cllr Morris and Cllr N McFadden, withdrew from the meeting for consideration of the following application.

PA16/01007 Outline application with some matters reserved for construction of 3 bedroom dwelling together with forming new vehicular access at Carvean, 22 Fore Street, St Just. Amended design to PA14/11608. Applicant: Mr. Anthony. Olds. **(T Cl No objection)**

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

PA16/01285 Proposed single storey side extension at 9, The Turnpike, Tregeseal, St. Just. Applicants: Mr. and Mrs. S. Williams. **(T Cl Objection on the grounds of design. T Cl would prefer amended design with linney pitch (false pitch roof))**

In accordance with their disclosure of interests Cllr Clemens and Cllr Morris withdrew from the meeting for consideration of the following application.

PA16/00697 Conversion and extension of barn to form a dwelling and siting of shepherds hut at Bosorne Farm, Bosorne, St. Just. Applicants: Mr. and Mrs. T. Olds. **(T Cl No objection)**

PA16/00790 Listed Building Consent for a proposed granite faced porch and installation of windows in attic room at Manor Cottage, Bosavern, St. Just. Applicant: Mr. S. Nicholas. **(T Cl No objection)**

PA16/01314 First floor rear extension over existing extension. New kitchen window to side wall at 3, Bosorne Road, St. Just. Applicant: Mr. Richard Wallis. **(T Cl No objection)**

PA16/01339 Replacement of existing windows and doors at 1, Lafrowda Terrace, St. Just. Applicant: Ms. Jennifer Tuson. **(T Cl support)**

(b) Decisions

PA15/10221 Construction of bungalow and associated works (previously approved PA11/04138) on land west of Benoni Villa, Boscawell Downs, Pendeen. Applicants: Mr. and Mrs. Clarke. **Approval** (T. Cl. No Objection but would prefer to see Room 5, the lounge facing the road, to be granite faced and not timber clad). The Applicant has since agreed to granite face this part of the building as preferred by the Town Council.

PA15/10501 Removal of gable wall to outhouse and replacement of existing single window with triple paned bi-fold door on Westbounds access track to Eastbounds and Westbounds, Cape Cornwall, St. Just. Applicant: Mr. Godfrey Davis. **Approval** (T. Cl. Strong Objection. T. Cl has no issue with the bi-fold doors but would wish to see a total reinstatement of granite on the elevation). T. Cl. has since Agreed to Disagree with this application.

PA15/10648 An existing four bed dwelling to be converted into two two bed houses, one with adjoining workshop. No material alterations to work shop at Tin Mine Tavern, 12, Trewellard Road, Trewellard, Pendeen. Applicant: Mr. Jeremy Redwood. **Approval.** (T. Cl. No Objection).

PA15/11342 Proposed conversion and extension of existing single dwelling into two dwellings at The Cottage, Kelynack, St. Just. Applicant: Mr. Eric Heaton. **Refusal** (T. Cl. No Objection). T. Cl. has since Agreed to Disagree with this application.

PA15/11949 Construction of an annexe and associated works at 5, Carrallack Mews, St. Just. **Approval** (T. Cl. Support).

TC.293 LOCAL MAINTENANCE PARTNERSHIP (LMP) & SOUTH WEST COAST PATH (SWCP) 2016 – ELIGIBLE FUNDING & RE-APPOINTMENT OF FOOTPATH CONTRACTOR

The Town Council considered the acceptance of the LMP and SWCP grants for 2016 from Cornwall Council and the re-appointment of the Council's footpath contractor.

RESOLVED: That Standing Orders on Contracts be suspended to enable the re-appointment of Scottworthy Estate Services as the Council's preferred contractor on the grounds of best value.

RESOLVED: That the LMP and SWCP grants of £5,984 and £265.58 respectively be accepted and the Town Clerk authorised to advise Cormac Solutions accordingly.

(Action by : Elaine Baker)

TC.294 INTERNAL AUDIT COMMITTEE

The Town Council received the minutes of the meeting of the Internal Audit Committee held on 12 February 2016 and considered the recommendations contained therein (copy appended to the signed minutes).

RESOLVED: That the recommendations contained in the minutes be approved.

TC.295 CALENDAR OF MEETINGS 2016 / 17

RESOLVED: That the Calendar of Meetings 2016 / 17 be approved, and accordingly published on the Council's website.

(Action by : Elaine Baker)

TC.296 USE OF PLAIN-AN-GWARRY & ELECTRICITY SUPPLY

RESOLVED: That the use of the Plain-an-Gwarry and electricity supply by the British Legion on 11 June 2016 for an event to mark HM The Queen's 90th birthday celebrations be approved.

The Town Council was also advised that the St Just British Legion was hosting a public meeting on 29 February 2016 to discuss the event.

(Action by : Elaine Baker)

TC.297 MATTERS FOR REPORT

The Town Clerk advised the Council of details of the forthcoming community consultation on the proposal to integrate Health & Social Care Service in Cornwall. A drop-in event was to be held on 8 March 2016 at The Queen's Hotel, Penzance followed by a public meeting at St John's Hall.

The Town Clerk also advised the Council of details for the CALC AGM to be held on 11 March 2016 at New County Hall, Truro, and meeting of the Mayors Group to be held at Truro City Council on 3 May 2016.

TC.298 INFORMATION ITEMS

There were no information items.

The meeting closed at 8.40 p.m.

Town Mayor