

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 18 December 2017 at 7.15 p.m.

PRESENT

Cllr Brian Clemens - Town Mayor
Cllr Marna Blundy – Deputy Town Mayor

COUNCILLORS

| | |
|-----------------|------------------|
| Zoe Baxter | |
| Sue James | Grenville Prowse |
| Jonathan Manser | Geoff Roberts |
| Constance Moore | Debbie Shephard |
| Farmer Morris | Bev Strick |

LOCUM TOWN CLERK

Cas Leo

ALSO IN ATTENDANCE

Pre-app planning discussion by Cait Chalwin + 2, Land near Queens Arms Botallack – TC supports the Pre-app.

TC.178 APOLOGIES FOR ABSENCE

Louise Paine.

TC.179 DECLARATIONS OF INTERESTS

There was one declaration of interest Geoff Roberts Planning PA17/11236, relative to owner of property.

TC.180 DISPENSATIONS

There were no dispensations granted.

TC.181 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 4 December 2017 be approved as an accurate record and signed by the Town Mayor.

TC.182 MATTERS ARISING

Sue James mentioned previously that the Environmental Crime Officers were looking at the issue of abandoned cars as they have more powers to deal with. The latest estimate of abandonments were being looked at was up to 7 could be removed in the future.

Sue James also mentioned that PA17/10754 non-material amendment was reported to Cornwall Council.

TC.183 First Draft Budget 2018/19

Discussion of draft budget. The clerk informed the council that given the additional expenditure being forecast in the next financial year he would welcome several councillors to go over the assumptions on expenditure before presenting them to the council.

RESOLVED: That the Town Mayor and Geoff Roberts would meet with the clerk on 20 December 2017 to check the assumptions and figures in the draft budget.

TC.184 Localism/Devolution St Just and Pendeen Car Parks

The mayor updated the council on the fact that despite being told by Cornwall Council in July 2017 the Car parks could be transferred in a matter of weeks, nothing had happened. A summary of situation was outlined. Freehold valuation remains at £100,000. This option would include purchase of the recycling area which would be transferred to the Council subject to a licence in favour of Cornwall Council and its waste contractor to locate recycling bins for all purposes. Bus turning and parking area: Cornwall Council will require this to be part of any transfer. Street lights – Cornwall Council expect these to be transferred with the car park. Finally, the public toilets – All public toilet transfer have been undertaken based on a property transfer for £1 with the town or parish council taking the revenue responsibility without support, grant or offset by any other property transfer. If the Town Council decide to take over responsibility for the public toilets, then they could be included in the transfer but there would be no adjustment in the valuation.

RESOLVED: That the clerk writes to Cornwall Council to make a formal approach and progress the purchase.

(Action by: Cas Leo)

TC.185 Pendeen Graveyard

Advance notification of the intention of Pendeen Church P.C.C to transfer maintenance responsibility to St Just Town Council giving 12 months once the Order is made.

RESOLVED: Clerk to write to Pendeen Church P.C.C in response to advance notification. The Clerk and Mayor to meet with current council contractor to discuss the maintenance responsibility at the church.

TC.186 FINANCE

(a) Financial Assistance.
None Received

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £6579.23 be approved for payment.

(Action by: Cas Leo)

(c) Letters of Thanks

Emails received from Brian Hosken and Lucy Ellis, Pendeen Minors for grant to buy Play equipment was highlighted.

TC.187 PLANNING

Cllr Mrs James made the following statement: -

“As both a Cornwall Councillor and Town Councillor for the St Just-in-Penwith Electoral Division, I wish to make it clear that any views and opinions expressed today will not affect my decision making at a later stage of the planning process when I might have additional information and be in a different role.”

(a) Applications

PA17/10640

Demolition of existing single storey barns and construction of single storey residential unit at Bosavern Farm, Bosavern, St. Just. Applicant: Mr. Stephen Revill. **(T. Cl. Defer to next meeting awaiting Heritage Survey/Impact Assessment).**

PA17/11112

Reserved matters application (access, appearance, landscaping, layout and scale) following Outline Approval PA16/11355 dated 26th January 2017 and Withdrawn Application PA17/07131 dated 28th September 2017 for the construction of single detached dwelling on Plot 2, Falmouth Place, St. Just. Applicant: Mr. Karl Callighan. **(T. Cl. No Objection).**

PA17/11236

Single storey front extension replacing porch. Install window in ground floor gable wall at 8, Levant Close, Trewellard, Pendeen. Applicants: Mr. and Mrs. M. Johnson. **(T. Cl. No Objection).**

PA17/11332

Erection of new PVCU lean to conservatory on front at 10, Tregeseal Terrace, Road from New Road to Bosvargus Hill, Tregeseal, St. Just. Applicant: Mrs. Nicholls. **(T. Cl. No Objection).**

PA17/10889

Relocation of Pay and Display machine and installation of Explorer sign and siting of boulders to protect By-Way at Levant Car Park, Levant Road, Trewellard, Pendeen. Applicant: Mr. M. Smitheram. National Trust. **(T. Cl. No Objection).**

PA17/11494

Proposed alterations and first floor extension with Juliet balcony at the Old Barn, Lower Bostraze, Newbridge. Applicant: Mr. C. Stobbs. **(T. Cl. No Objection).**

PA17/10789

Creation of off street parking and improvements and minor alterations to exterior at Lafrowda Villas, 3, South Place, St. Just. Applicant: Mrs. R. Bowers. **(T. Cl. No Objection).**

(b) Decisions

PA17/08633

Proposed extension and conversion of existing barns to form 3 holiday units, together with associated works at Carn Green Farmhouse, St. Just. Applicant: Miss W. Nicholas. **Approval** (T. Cl. Support Planning Officer's comments).

PA17/09100

Construction of dwelling and garage at Trevaylor Caravan and Camping Park, Truthwall Lane, St. Just. Applicants: Mr. and Mrs. Blaken. **Approval** (T. Cl. Strong Objection – Building in the countryside).

PA17/09210

Application for the change of use from a redundant garage and store to a single bedroom residential property at Garage Store, rear of 6, Chapel Street, Boswedden Road, St. Just. Applicant: Mr. Giles Trembath. **Approval** (T. Cl. Objection – prefer full granite finish – now been agreed).

PA17/09432

Construction of two dwellings and associated works at Carvean, 22, Fore Street, St. Just. Applicant: Mr. J. Hinde. **Withdrawn** (Strong Objection – conflicting parking space plans with Application No; PA17/09471).

PA17/09471

Conversion of existing dwelling to form two separate dwellings at Carvean, 22, Fore Street, St. Just. Applicant: Mr. J. Hinde. **Withdrawn** (T. Cl. (Strong Objection – conflicting parking space plans with Application No; PA17/09432).

PA16/11230

Retention and completion of construction of bases for seven static caravans at Kelynack Caravan Park, Crippas Hill, St. Just. Applicant: Mr. F. Grose. **Approval** (T. Cl. No Objection).

PA17/09526

Conversion and extension to East Levant Engine House to form a dwelling (amended scheme). Applicants: Mr. and Mrs. P. Osborne. **Approval** (T. Cl. Support).

(c) Enforcements

EN17/01276

Dumping of material (rubble etc) on land off New Road, near Tregeseal, St. Just.

Investigation closed as "breach ceased". The soil and rubble has been removed from the land following the Council's investigations and action. No further action required.

TC.188 NEIGHBOURHOOD PLANNING

James Hardy Community Link Officer and several councillors had a successful meeting on 5 December in St John's Hall, to discuss the next open meeting in January 2018 at Pendeen. Marna Blundy will be working on the communications to interested parties through the Clerk in December with the 105 people who have registered their interest in the process.

The eight councillors with specific neighbourhood planning responsibilities were meeting in a working (advisory) group immediately after this council meeting. This meeting would be used for councillors to plan for January's open public meeting.

Councillors then discussed the need to have funds allocated to cover costs with the Neighbourhood Plan, such as hall hire, printing and associated costs.

RESOLVED: Councillors agreed up to £250 could be used for the Neighbourhood Plan in this financial year.

(Action by: Zoe Baxter/Clerk/Marna Blundy)

TC.189 MATTERS FOR REPORT AND INFORMATION ITEMS

The Mayor had attended:

12 December 2017 Old Cornish Society Christmas Party.

13 December 2017 Coast Watch Presentation (National Chair present).

15 December 2017 Christmas lights switch on.

INFORMATION ITEMS

NHS England Radio Therapy consultations on moving some services from Truro to Devon were extended and the Clerk would submit the council's response to keep services at Truro and write to Derek Thomas MP to let him know we wanted to keep services local to Cornwall.

Marna Blundy reported that The Walking Nativity on Friday 15th December was well supported and attended and it is likely to be repeated next year.

The Locum Clerk updated the council on a previous item damage to its property in a road traffic incident in St Just being a waste bin; the police/council are aware of individual responsible and have the incident logged and we await an actual estimate for repair or (replacement likely to be £700).

It was also reported that the Cormac cleaner had left a cleaner's cupboard door unlocked at St Just toilets, which had allowed some damage to be done to that area.

Bev Strick reported that she had been unable to attend the Centre of Pendeen meeting , but that the computers there are in use.

TC.190 REPORT FROM CORNWALL COUNCILLOR SUE JAMES

Reported on 4 key areas.

1. Accountable Care System

This is the proposed means for integrating Health and Social Care and is a Nationally promoted model. In Cornwall, the only people at the table working on this are from the NHS and the Council. Cornwall are not amongst first adopters and there is not one version of this so we have set up a cross party inquiry to take evidence and consider what would work best for Cornwall. Whilst there is much in the media about the end of the NHS, if people want to consider objective reviews and reports I would suggest they turn to the Kings Fund website.

2. CAB Funding

Cornwall Council are committed to finding a solution to this problem despite severe budget pressures and our struggle to find what we can agree to cut to balance the budget. The situation has arisen because, in the last administration, there was agreement with the CAB that the grant would gradually be removed and this coming year was to be the final step to zero. However, for whatever reason, the CAB are now saying they cannot manage without some grant so we are looking at a combination of maintaining some funding and offering office space, to resolve.

3. Localism

There is a push to make Community Networks the place where local decisions are made by Town, Parish and Cornwall Councillors. This is to enable them to shape places and local services. To support this change, budgets will be given to Networks to agree how to spend in their areas and the first will be funding for local Highways schemes, in 2018/19.

4. Penwith Landscape Partnership

We have had confirmation that the Partnership has been awarded £2,529,100 from the Heritage Lottery Fund for the First and Last – Our Living Working Landscape scheme. The project will start in January and last for 5 years and St Just is the town within the area of benefit. An office is being sought and leads are being followed in St Just but they may have to go outside the town, if something cannot be secured quickly.

TC.191 Exclusion of the Press and Public

If necessary, to consider passing the following resolution:

“RESOLVED - that under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960, it is proposed 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(s).”

Meeting Closed at 8.10 p.m.

Town Mayor