

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 20 November 2017 at 7.15 p.m.

PRESENT

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

COUNCILLORS

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

LOCUM TOWN CLERK

Cas Leo

ALSO IN ATTENDANCE

22 members of the public who registered their attendance, by signing the attendance register sheet.

TC.153 APOLOGIES FOR ABSENCE

There were no apologies for absence.

TC.154 DECLARATIONS OF INTERESTS

There were no declarations.

TC.155 DISPENSATIONS

There were no dispensations granted.

TC.156 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 6 November 2017 be approved as an accurate record and signed by the Town Mayor with 2 minor amendments.

TC.157 MATTERS ARISING

There were no matters arising from the minutes.

TC.158 FINANCE

- (a) Financial Assistance.
None
Received
- (b) Accounts for Payment

RESOLVED: That the accounts to the value of £2389.35 be approved for payment.

(Action by: Cas Leo)

- (c) Letters of Thanks

None

TC.159 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

PA17/07022

Construction of four detached open market dwellings with new private road, landscaping and associated works at Fisherman’s Rest, Nancherrow, St. Just. Applicant: Mr. A. Holman. **(T. Cl. Defer to next meeting pending receipt of further information).**

PA17/09520

Phase 1 – Rebuilding of structural walls, replacement roof structure and covering, internal alterations and associated works at Cot Manor, Cot Valley, St. Just. Applicant: Mr. C. Haffner. **(T. Cl. No Objection).**

PA17/09521

Listed Building Consent for Phase 1 – Rebuilding of structural walls, replacement roof structure and covering, internal alterations and associated works at Cot Manor, Cot Valley, St. Just. Applicant: Mr. C. Haffner. **(T. Cl. No Objection).**

(For Information Only).

PA17/10703

Lleylandi – fell because of excessive shading (seriously encroaching on neighbours’ garden. No amenity value at 5, Carn View Terrace, Pendeen.

Applicant: Mr. Michael Webb.

(b) Decisions

PA16/09865

Change of use from holiday let use to permanent residential at West Winds, Little Brea Vean, Kelynack, St. Just. Applicant: Miss Samantha Brown. **Approval** (T. Cl. No Objection).

PA17/05748

Removal of existing single storey kitchen and bathroom extension and replacement with a two-storey extension which incorporates a new bedroom. Juliet balcony to the south elevation. **Approval** (T. Cl. No Objection).

PA17/07221

Outline application for the construction of two dwellings with all matters reserved at Bosavern House, B.3306 Bosavern, St. Just. Applicant: Mr. M. Stevens. **Refusal** (T. Cl. No Objection).

PA17/08673

To replace the existing porch with a new one at the Old Vicarage, Church Road, Pendeen. Applicant: Mr. Ian Sharpe. **Approval** (T. Cl. No Objection).

PA17/09066

Completion and use of cart shed for educational purposes at Nanquidno Farm, Road from Newtown to Nanjulian, Nanquidno, St. Just. Applicants: Mr. and Mrs. A and S Thomas. **Approval** (T. Cl. Strong support).

PA17/09244

Proposed conversion of redundant farm building to residential annexe and replace roof on barn at Carrallack Farm, Carrallack Lane, St. Just. Applicant: Mrs. Susan Pentreath. **Withdrawn** (T. Cl. Support conversion but object to materials and would prefer granite).

(c) Enforcements

EN17/02147

Alleged works to listed structures – holes drilled, wires attached and barrier erected at Levant Beam Engine Museum, Levant Road, Trewellard, Pendeen.

EN17/02170

Alleged works to building. Holes drilled, wires attached and barrier erected at Compressor House, Levant Beam Engine Museum, Levant Road, Trewellard, Pendeen.

EN17/02171

Alleged construction of metal grate at Higher Levant Mine, Levant Road,

Trewellard, Pendeen.

EN17/01399

Alleged works being carried out namely removal of a Cornish hedge and construction of walls and erection of gateposts and possible change of use to a workshop at Carnyorth Villa, 20, Carnyorth Terrace, Carnyorth, St. Just.

The removal of a Cornish hedge and construction of walls do not require planning permission and this aspect is permitted development. With regards to the possible change of use to a workshop, as a breach has not occurred, we cannot investigate this aspect of the complaint. The gate and gate posts are over 1m in height and therefore planning permission is required Schedule 2 Part 2 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The investigation has been closed as “not expedient” – It is considered that the gate and gate posts do not cause any significant material planning harm to the location or amenity of the neighbouring properties and it is not considered that the impact would, on balance, be so significant as to justify taking further enforcement action. No further action is therefore proposed and the Enforcement investigation has been closed.

TC.160 NEIGHBOURHOOD PLANNING

The Council discussed the Public Meeting on Wednesday, 8th November at the Women’s Institute Hall, St Just. A summary of achievements was discussed with the notes from meeting provided by Cllr Marna Blundy which approved to be published on the Town Council’s website. Discussion took place on how to move forward and Zoe Baxter agreed to contact James Hardy Community Link Officer with a view to a future meeting in Pendeen.

(Action by: Zoe Baxter)

TC.161 MATTERS FOR REPORT

The Mayor had attended Remembrance Services in the Parish, at St Just and Farmer Morris at Pendeen. The Mayor also attended one at Mounts Bay.

Jonathan Manser informed the Town Council that the Recreation Ground Committee met in November and had made progress and that things were moving forward.

Farmer Morris wanted to thank Peter Freestone, Scott Morris and Jonathan Hancock for their work on getting the Christmas trees up in St Just and Pendeen. The lights were going up in better weather (high winds were forecasted).

Debbie Shepherd mentioned she was disappointed the Library was not on the agenda to be discussed. The Locum Clerk explained that it would be on the next agenda. For an item to be on the agenda which involved purchasing property, a valuation and surveyed condition of the property with a business case would need to go to the full council. The clerk would need to check what papers have been generated so far to help inform the discussion at the next meeting.

The clerk did also mention he had an introductory meeting with the Community Link Officer on his second day. James also mentioned in an email that a building condition survey is in the process of being created and is working to compile all the information to

support future meetings.

Zoe Baxter wanted to clarify who decides what goes on the agenda. The clerk explained this was the clerk's decision although, he will always request items to be considered from councillors.

The clerk also explained in situations like the one above on what could potentially be large financial commitments (Library) information had to be gathered and be present to support the agenda item and allow the full council to make informed decisions. It would be very rare for a clerk to not put a suggested item on the agenda, unless the clerk was aware of sensitive information or additional information was needed.

Sue James stated that Cornwall Council had a deadline for the registering of any interest in Cornwall Libraries and they would need to have an Expression of Interest next month to move discussions on.

Jonathan Manser asked if any information on the Disposal of the Town Council current offices could also be provided.

Bev Strick reported she had attended several events including the Neighbourhood Plan Event 8/11, the Remembrance Services 11/12 and 12/12, and Centre of Pendeen Event 14/11.

Grenville Prowse said he attended Pearl of Africa performance in the town and thought the concert was outstanding.

TC.162 REPORT FROM CORNWALL COUNCILLOR

I will start with Cabinet decisions. On waste, Cabinet have approved that the next contract, for 2020, will be put out to tender on the open market. They are supporting the further exploration of the recommendations of the Overview and Scrutiny committee, the main thrust of which is to collect recycling and food waste weekly and the rest fortnightly. The final decision will be taken by Cabinet in February but Towns and Parishes can have further conversations at the upcoming Summits and through Community Network meetings, if they wish. The most significant concern has been the proposal to limit residual waste to 180 litres (about 3 black sacks) and whilst it is likely the container provided will be 180 litres it is unlikely that a rigid policy, regarding additional waste put out, will be adopted at the start of the contract. There is also going to be further work on street cleaning and the distribution of bins as part of wider 'street scene' work with Towns and Parishes with many larger Town Councils now keen to take over the management of their local environment.

Regarding Adult Care, agencies providing homecare, from April, will have to pay the Foundation Living wage, pay for time travelling between visits and for 5 days training each year. 15 minute visits will not be allowed either. The hope is that this will show those taking this important role that they are valued and that workers will not be tempted off into tourism or retail due to more attractive pay and conditions, especially in the summer months. So, we feel we are doing the right thing by carers.

To pay for improved conditions for carers and to continue meeting increasing demands from our aging population, the Council are proposing to use the power the Government has given us to increase Council tax, ring fenced for adult social care, by 3%. We are also

proposing an increase of 1.99% to help fill the gap left by the withdrawal of Government grants, to reduce the depth of cuts to other services. So, a total increase of just under 5% is being put forward. For anyone that thinks they can distribute the money we have in a fairer way, there is an on-line budget consultation where members of the public can say what % of Council funds should go to which services and what services the Council provides should charge more to generate more income. I am proposing that our Bereavement Services, so cemeteries and crematorium run by the Council, should increase charges so that the service no longer needs to be subsidised by Council tax payers. This will bring our charges in line with the lower rates charged by private sector providers of these services.

Moving to more local matters. I am keen that a local project becomes the first to use the Council and Crowdfunder partnership to raise money for a local project. I have put £1,000 of my community chest fund on to the Crowdfunder platform and envisage 2 – 4 projects bidding for some of that and then getting additional money pledged by local individuals and businesses. More details are on the Cornwall Council or my websites. Please do encourage organisations to bid.

I can confirm that both the Cemetery Committee for Pendeen and the committee formed to raise money to improve the skate park and wider recreation ground of St Just have chosen to work under the Lands End Peninsula Community Land Trust, thus enabling them to get started rather than lose time setting up a fully constituted body. It also means they have a bank account to use straight away and can use the established charitable status to support funding applications.

Those that use social media and possibly through local press coverage, will know that there are great concerns about works undertaken around the National Trust, Levant site, in the name of safety. Matters are with enforcement, including works to a listed building without a listed building consent application being submitted.

TC.163 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 7.55 p.m.

Town Mayor