

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 Tuesday 6 November 2018 at 7.15 p.m.

PRESENT

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

COUNCILLORS

Geoff Roberts	
Constance Moore	Debbie Shephard
Farmer Morris	Sue James
Zoe Baxter	Jonathan Manser

LOCUM TOWN CLERK

Cas Leo

ALSO, IN ATTENDANCE

Peter Ward + 8

TC.161 APOLOGIES FOR ABSENCE

Bev Strick, Louise Paine, Grenville Prowse.

TC.162 DECLARATIONS OF INTERESTS

Sue James, Jonathan Manser (St Just Skate and Recreation Park, Grant)  
Farmer Morris Planning PA18/09486  
Jonathan Manser Planning PA18/09098  
Constance Moore Planning PA18/09489

TC.163 DISPENSATIONS

None.

TC.164 MINUTES

RESOLVED: That the minutes of the Ordinary Meeting of the Town Council held on 15 October 2018 be approved as an accurate record and signed by the Town Mayor.

TC.165 MATTERS ARISING

None.

TC.166 FINANCE

(a) Financial Assistance.

St Just Skate and Recreation Park Committee request for £1000 to be granted when the organisation has its own bank account.

Centre of Pendeen £2000. £1000 was awarded and the council would consider a further request in February 2019 if the organisation needed to re-apply for funding.

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £6708.84 be approved for payment which took place in the confidential session; because it involved a staffing matter.

(Action by: Clerk)

(c) Letters of Thanks

None.

(d) Q2 Report

The Locum Clerk/RFO reported on financial performance at the end of Q2 (Table Report/income and expenditure spreadsheet). A full discussion on finances took place no worrying concerns with any cost centres at this the half way point of the financial year.

TC.167

PRESENTATION BY ECOLOGICAL ARTIST PETER WARD

Presentation on a one-day event taking place on Saturday 10 November 2018, funded by Exeter University and the Economic and Social Research Council as part of the Festival of Social Science, and is led by Politics Lecturer Dr Joanie Willett of Exeter University. Mr Ward explained what would take place bringing some samples of the local material which would be used. Details on the event had previously been circulated to councillors.

TC.168 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.”*

**To Note:** PA17/05626 Carnyorth Industrial Estate, Access Track to Carnyorth Amenity Site, Carnyorth, St Just, TR19 7QD is going to Committee 19 November 2018, the Mayor will be registered to speak.

(a) **Applications**

**Application PA18/09069**

**Proposal** Construction of Four Traditional, One Bedroom Apartments & Associated Works (Outline Approval PA18/04723)

**Location** Land Adj to 22 Fore Street St Just Cornwall

**Applicant** Mr J Hinde (**T. Cl. Strong Objection – Lack of parking, overdevelopment of the site and highway issues**).

**Application PA18/08918**

**Proposal** Application for the change of use of agricultural land to proposed Falcon breeding facility

**Location** Bosavern Cottage Bosavern St Just Penzance

**Applicant.** Raptors of Penwith (**T. Cl. No Objection**).

**Application PA18/09098**

**Proposal** Construction of dwelling

**Location** 3 Truthwall Villas Truthwall St Just TR19 7QL

**Applicant** Mr & Mrs Chalwin (**T. Cl. Strong Objection – Breaking settlement boundaries against current guidance**).

**Application PA18/09489**

**Proposal** Proposed loft conversion, bathroom extension and alterations to existing kitchen.

**Location** 20 Cape Cornwall Street St Just Penzance Cornwall

**Applicant** Mr Toby Lewis (**T. Cl. No Objection**).

**Application PA18/09496**

**Proposal** Proposed conversion of domestic garage to shower room and storage area.

**Location** Cara Boscaswell Downs Pendeen Penzance

**Applicant** Mr David Butler (**T. Cl. No Objection**).

**Application PA18/09551**

**Proposal** Demolition of existing domestic garage and erection of an extension.

**Location** 13 Bank Square St Just Penzance Cornwall

**Applicant** Mr And Mrs W Hocking (**T. Cl. No Objection**).

**Application PA18/09562**

**Proposal** Removal of existing rear 2 storey concrete block extension and replace with a new rear 2 storey low energy timber extension. Removal of existing porch and replace with new

**Location** 9 Church Road Pendeen TR19 7SF

**Applicant** Mr And Mrs Mat And Rhiannon Raitt (**T. Cl. No Objection**).

**Application PA18/09683**

**Proposal** Domestic extension

**Location** 28 Carrallack Mews St Just Cornwall TR19 7UL

**Applicant** Mr And Mrs D Savery (**T. Cl. No Objection**).

**Application PA18/09486**

**Proposal** Certificate of lawfulness existing use of land for storage and distribution (B8 Use)

**Location** Land and Buildings West Of Carnyorth Environmental Education Centre, Carnyorth St Just Cornwall

**Applicant** Mr And Mrs Morris **(T. Cl. No Comment).**

**Application PA18/09739**

**Proposal** Construction of a rear extension and a Juliet balcony on the north elevation.

**Location** 37 Boscaswell Village Lower Boscaswell Pendeen TR19 7EP

**Applicant** Mr S Trembath **(T. Cl. No Objection).**

(b)

**Decisions**

**PA18/06972**

Retention of protection grate and installation of additional protection grate at Higher Levan Mine, Levant Road, Trewellard, Pendeen. Applicant: Mr. A. Pearson. **Approval** (T. Cl. No Objection).

**PA18/07143**

Demolition of existing buildings and erection of three holiday letting units, together with associated works at Carn Grean Farmhouse, St. Just. Applicant: Miss W. Nicholas. **Approval** (T. Cl. No Objection).

**PA18/07851**

Ground floor extension to rear of property at 30, Bosorne Road, St. Just. Applicant: Mr. R. Chanin. **Approval** (T. Cl. No Objection).

**PA18/07586**

Erection of two industrial units with variation of Condition 1 of Decision PA17/07651 dated 14/11/2017 to allow alterations to roller shutter door location from the original design. At Trewellard Industrial Estate, Trewellard, Pendeen. Applicant: Mr. Steve Mellstrom. **Approval** (T. Cl. No Objection).

**PA18/03982**

Construction of three detached open market and three detached affordable dwellings, new private road, landscaping and associated works on land rear of Old Foundry Close, Nancherrow, St. Just. Applicant: Mr. A. Holman **Refusal** (T. Cl. Strong Objection).

**PA18/09125**

Non-material amendment to Application No. PA16/01285 in respect of repositioning of door to utility from west elevation (front) to south elevation (side) at 9, The Turnpike, Tregeseal, St. Just. Applicants: Mr. and Mrs. S. Williams.

(c)

**Appeal Decision**

None

TC.169 NEIGHBOURHOOD PLANNING (NP)

Zoe Baxter and other councillors gave an update to the Council on the current position of the Neighbourhood Planning process. Councillors will now get progress reports monthly to be timed for the first meeting of the council e.g. monthly rather than fortnightly. Sarah Furley Cornwall Council Neighbourhood Planning Adviser confirmed the next steps and offered support to the various groups involved in the plan. Groups are still working on the 'Have your Say' material. The report should be published at the end of November 2018.

The project plan, Tim is now back on board. Work is under way with stakeholders; including social housing companies, and business companies within the area.

The website is up to date and regularly updated. Material produced is being used by Built Environment in their work.

The Locum Clerk mentioned £725.12 had been the expenditure commitment so far and with 4 payments waiting to be refunded, meant £671.29 had actually been refunded in this FY to date. One Grant of £500 had been received.

The Locum Clerk mentioned that he would need to know now if the N Plan committee wanted to apply for funding for this year ending 31 March 2019 with the headings such as marketing or venue hire to make the bid through the council system.

(Action by: N Plan committee)

TC.170 LIBRARY

The Councillors on the working party gave update to the Council on progress. A bit of a long jam had occurred on the asbestos survey. Cornwall Council asked for a revised plan of what changes the council is planning to the building. The price of replacing the roof was discussed and the various issues. The options available was to go back to Cornwall Council on the design to get them to start working on producing the asbestos survey. The council discussed the council's space and toilet requirements. The council asked Jonathan Manser to send the design to Cornwall Council.

(Action by: Jonathan Manser)

TC.171 INFORMATION ITEMS

Penwith Landscape Partnership sought permission to use the Plain-an- Gwarry.

RESOLVED: That the Penwith Landscape Partnership were allowed to use the Plain-an- Gwarry.

Deputy Mayor would like to use the chamber for a stand-by First Aid Room if needed on 14 December 2018.

RESOLVED: That the Deputy Mayor is allowed to use the chamber.

The Locum Clerk is sending a questionnaire out to some VCS organisations, permission was sought to send them out using the Council email system.

RESOLVED: That the Locum Clerk is allowed to use the email system for the questionnaire.

PAT Testing about to take place in offices shortly. Noted

If the Council applies for Planning application itself it would receive a 50% reduction, information shared with Delia Webb of Pendeen Community Cemetery Group. Noted

TC.172 MATTERS TO REPORT

Sue James mentioned:

The Dark Sky meeting in Penzance on Friday at 5.30pm, N Plan Groups are aware this is happening.

Cornwall Council are holding discussions on its planned budget for 2019/20.

Debbie Shephard mentioned:

St Just have now officially become a Plastic Free Community. The official announcement is on Thursday.

The Mayor mentioned:

The Memory Café have applied for a grant from the Fairburn Trust of £600. The Trust were so impressed with the work being done they awarded them £1k.

The purchase of the two Car parks are progressing well with the Pendeen case completed and St Just still progressing between Cornwall Council and the Social Housing Organisation. The planned date is still 1 April 2019 subject to all legal requirements being met.

Pendeen toilets had been locked for a month and St just toilets were unclean, with an issue with a drain not working. The occurrences of not having fully working toilets is a long-standing issue with the occurrences being regularly being reported to Cornwall Council. The financial contribution this council makes would warrant a better service. The council has decided to withhold any future contribution until the service improves. Sue James would try and get the matter resolved by contacting Cornwall Council. One suggestion was to see if the cleaning could be through St Just Council.

RESOLVED: That the council withhold future payments until the matter is resolved to the council's satisfaction.

The Mayor had attended:

16 October 2018 interview with Reporter Cornwall Live.

18 October 2018 Mayors Parade, Camborne

22 October 2018 Informal Library meeting (little Information)

24 October 2018 Gave a talk at Age Concern (Mrs Brown)

26 October 2018 Church roof appeal fundraiser £700 -750: they have to raise in excess of £50k in just a few months.

2 November 2018 along with Farmer Morris put up the wires for the poppy wreaths in preparation for Remembrance Sunday

4 November 2018 Feast parade and service. Many have said it is the biggest parade they can remember. Special thanks to Raymond Cander and David Owens for acting as Marshalls at short notice.

5 November 2018 Erected and removed barriers for feast meet. Pendeen Silver Band was in

attendance. Excellent turnout, special thanks to Liam and Declan McFadden for their help.

TC.173 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).”

TC.174 STAFFING MATTERS

The Chairman of Staffing updated the Council on (1) The Town Clerk’s situation including pay and pension. (2) Plans to recruit a permanent Support Officer rather than a fixed term temporary person in January 2019; permission was previously granted but was now needed for the change to permanent.

RESOLVED - that

Item (1) was noted and (2) was agreed.

Meeting Closed at 9.24 p.m.

Town Mayor