

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 10 June 2019 at 7.15 p.m.

PRESENT

Marna Blundy - Town Mayor
Sue James – Deputy Town Mayor

COUNCILLORS

Jonathan Manser
Constance Moore
Farmer Morris

Geoff Roberts
Louise Paine

LOCUM TOWN CLERK

Cas Leo

ALSO, IN ATTENDANCE

(Total 8 persons) Holly Whitelaw (speaker on Climate Change) Mr Munday and Mr Hall, (speakers on School Security Fence) Mr Williams and Mr Squires (speakers on Planning PA19/03421).

TC.18 APOLOGIES FOR ABSENCE

Brian Clemens, Zoe Baxter, Grenville Prowse, Debbie Shephard, Bev Strick.

TC.19 DECLARATIONS OF INTERESTS

Geoff Roberts declared a non-registerable interest in respect of Planning Application PA19/03421 as he is the applicant and agreed to withdraw from the meeting for consideration of the Planning Application. Farmer Morris declared a non-registerable interest in respect of Planning Application PA19/01609 as he is related to the applicant and agreed to withdraw from the meeting for consideration of the Planning Application. Marna Blundy declared a non-registerable interest in respect of Miners Chapel (Levant Man Engine Disaster) Trustee.

TC.20 DISPENSATIONS

There were no dispensations granted.

TC.21 MINUTES

RESOLVED: That the minutes of the Annual Meeting of the Town Council held on 13 May 2019 be approved as an accurate record and signed by the

Town Mayor. Subject to one addition, Bev Strick appointment was approved to join the Flood Risk Forum at the meeting, and was not shown. It needs to be added.

TC.22 MATTERS ARISING

There was one matter arising from the minutes. TC16 Bev Strick asked if the date for first sustainable vehicles meeting could be confirmed. Sue James confirmed it was 24 August 2019.

TC.23 FINANCE

(a) Financial Assistance.

St Just ABC (Boxing) £1500, St Just RFC Ltd £1k, Miners Chapel (Levant Man Engine Disaster) £2188. Cornwall Air Ambulance £2k, St Just & District Community Sports Association Ltd £4k.

RESOLVED: That St Just ABC (Boxing) £1500, is asked for more information on its membership, the type equipment needed and what is funding generating policy.

St Just RFC Ltd £1k, St Just RFC Ltd is asked more information on the fireworks that will be purchased as the Council are concerned about the plastic within them. More information is needed.

Miners Chapel (Levant Man Engine Disaster) £2188. The Mayor withdrew from the Chamber while this item was discussed and returned once a decision was reached. £2188.00 was granted.

Cornwall Air Ambulance £2k, Cornwall Air Ambulance was granted £2k.

St Just & District Community Sports Association Ltd £4k. The full amount was not granted but £2k was as the Council wanted to discuss the club's future funding situation.

(Action by: Clerk)

(b) Accounts for Payment

RESOLVED: That the accounts to the value of £7,494.23 be approved for payment.

(Action by: Clerk)

(c) Letters of Thanks

None.

TC.25 Internal Audit Report Year Ended 31 March 2019

The Town Council considered the report for the year ended 31 March 2019 which had been prepared by Hudson Accounting Ltd. - The Council's Internal Auditor, and the recommendations contained therein are considered. The new Locum Clerk will update the Asset Register at the transfer of Library assets.

RESOLVED: That the Internal Auditor's report is accepted.

Action by: Clerk)

TC.26 Completion of the Annual Governance Statement of the External Auditor 2018/19

The Town Council are required to complete the Annual Governance Statement of the External Auditor to enable the statement to be returned to the External Auditor.

RESOLVED: That the Annual Governance Statement of the Town Council be approved and sent.

(Action by Clerk)

TC.27 Accounting Statements for 2018/19

The Town Council are required to complete the Accounting Statements 2018/19 of the External Auditor to enable the Accounting Statements to be returned to the external auditor on 17 June 19.

RESOLVED: That the Town Council Accounting Statements for 2018/19 be approved and sent on 17 June 19 to the external auditor.

(Action by: Clerk)

TC.28 PLANNING

Deputy Mayor 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**

1. Application PA19/02670

Proposal Two storey rear extension with balcony, single storey front entrance extension and stable block.

Location Karensa Numphra St Just Penzance

Applicant Mr And Mrs A Richards **(T. Cl. No Objection).**

2. Application PA19/03769

Proposal Listed building consent for the replacement of dilapidated roof structure

Location The Star Inn St Just Penzance TR19 7HD

Applicant St Austell Brewery St Austell Brewery St Austell Brewery Company Ltd **(T. Cl. No Objection).**

3. Application PA19/01609

Proposal: Demolition of existing bungalow and construction of a pair of semi-detached two storey dwellings (revised plans)

Location: The Chalet B3306 Between St Ives Road And St Johns Terrace Boscaswell Downs Pendeen TR19 7DR

Applicant: Clive Morris Ltd **(T. Cl. No Objection).**

4. Application PA19/04040

Proposal Outline planning permission with all matters reserved: One dwelling house.

Location Land Between 15 And 17 Hillside Cottages Trewellard Pendeen

Applicant Mrs Trembath **(T. Cl. No Objection).**

5. Application PA19/03998

Proposal Construction of outbuilding to provide stables for horses/ponies, tack room, tractor garage, greenhouses and potting shed. Outbuilding ancillary to Cot Manor for domestic/small holder use

Location Cot Manor Road From Cot Manor To Kelynack Farm Cot Valley St Just

Applicant Mr Clive Haffner **(T. Cl. No Objection).**

6. Application PA19/03421

Proposal Use of land for parking space for No.18

Location 18 The Turnpike Tregeseal St Just Cornwall

Applicant Mr Geoffrey Roberts **(T. Cl. Deferred until next meeting on 24th June, 2019 awaiting further information).**

7. Application PA19/03813

Proposal Listed Building Consent: Replacement of dilapidated roof structure

Location 8-9 The Wellington Hotel Market Square St Just TR19 7HD

Applicant St Austell Brewery St Austell Brewery St Austell Brewery Company Ltd **(T. Cl. No Objection).**

8. Application PA19/04083

Proposal Installation of solar PV array

Location Porthledden Road From Cape Cornwall Road To Cape Cornwall, St Just

Applicant Mr James Noble **(T. Cl. No Objection)**.

9. Application PA19/04493

Proposal Works to trees within a Conservation Area: Removal of Group of 8 Leyland Cypress trees and replace with Hydrangea and Buddleja

Location Norton Mede B3306 Between St Johns Terrace And Geevor Mine Pendeen TR197SB

Applicant Mr Paul Minter **(T. Cl. No Objection)**.

10. Application PA19/03738

Proposal Construction of First Floor Extension & Associated Works

Location Hayloft Cottage St Buryan TR19 6JB

Applicant Mr & Mrs Hallett **(T. Cl. No Objection)**.

11. Application PA19/04462

Proposal Single storey rear extension to existing annexe.

Location Penty Tek Joppa St Just Penzance

Applicant Mr T Mansell **(T. Cl. No Objection)**.

12. Application PA19/04487

Proposal Construction of first floor extension, alterations to ground floor extension and construction of decking area

Location Serica Penzance Road Pendeen TR19 7DN

Applicant Mr & Mrs M Knapp **(T. Cl. No Objection)**.

13. Application PA19/04367

Proposal Construction of new agricultural building

Location Trevedra Farm Sennen Penzance Cornwall

Applicant Mr And Mrs John Nicholas **(T. Cl. No Objection)**.

(b) **Decisions**

PA19/02035

Proposed re-design of porch (previous application PA18/00531) – flat roof design at Tor Barn, Higher Bojewyan, Pendeen. Applicants: Mr. and Mrs. D. Adams **Approval** (T. Cl. No Objection).

PA19/02679

Non-material amendment (No. 1) in relation to Decision Notice PA18/11602 to use the permitted holiday dwelling as Manager's accommodation linked to Bosavern House, with the existing Manager's accommodation in Bosavern House being used as holiday accommodation, together with alterations to the external finish of the building at Bosavern House, B.3306 Bosavern, St. Just. Applicant: Mr. M. Stevens. **Approval** (T. Cl. No Objection).

PA19/02633

Alterations and extensions to Winnats and erection of detached replacement garage at 1, Church Street, St. Just. Applicants: Mr. and Mrs. Simon Harris. **Approval** (T. Cl. No Objection).

PA19/02983

Bay tree: To reduce the height of the Bay tree down to 6 foot. The tree is currently blocking light in the garden and property and is approaching the B.T. cable at 9, Princess Street, St. Just. Applicant: Mrs. Alison Gridley. **Decided not to make a TPO (TCA apps)**. (T. Cl. Noted).

PA19/02324

Application for approval of reserved matters in relation to Decision Notice PA17/02997: The approval of the type, scale, size and materials of the property. The treatment of the boundaries and the soft landscaping, including the removal and planting of some trees. The access to the site from the highway at 38, Boscaswell Village, Lower Boscaswell, Pendeen. Applicant: Mr. Jonathan Stillwell. **Withdrawn** (T. Cl. Objection – Poor access to highway and overdevelopment of the site).

(c) **Appeals**

None

TC.29 NEIGHBOURHOOD PLANNING

The Mayor updated the Council on the current position of the Neighbourhood Planning process. The main focus is on the Household survey taking place this month. Both N Plan Steering Committee councillors were away, but no meetings had taken place since the council's last meeting. The survey will be delivered to every home in the parish this coming Saturday, and collected the Saturday following (22nd). Please make sure you complete yours, and encourage everyone you know to do the same

(Action by: Clerk)

TC.30 St Just Library

The meeting discussed the Library in detail. Cornwall Council has started the long-awaited refurbishing building work. Cornwall Council will now be applying for Planning permission for the porch and the foundations have been assessed. The library is now closed to the public with a proposed reopening date of 15 July. Discussion took place on the space for the Council's archives with Councillors going to examine current requirements.

Some of the Tourist information material was taken to St Ives during closure. The Town Council is willing to hold some stock at its office on a temporary basis whilst building work takes place. Farmer Morris offered to take eight boxes of St Just Guides to Penzance to promote the Town, when the subject came up as the council currently has a large stock of Guides. The Council would be happy to distribute these to visitors in Penzance and St Just. The

Locum Clerk mentioned that the Council's commissioned survey had taken place and should be with the Council before the next meeting. The invoice was approved tonight. Meetings will take place tomorrow (Tuesday) about Library Service development and support, and also concerning the Devolution process, involving the Mayor and Deputy Mayor along with Chair and Vice Chair of Staffing.

Action by: Clerk)

TC.31 Climate and Environment Action Committee

The Council has created a provisional Climate Action Plan at a previous meeting with an action to create a committee with councillors and residents serving on it. The constitution is shown below:

Constitution

Up to six members of the Town Council (***no fewer than four***) to be chosen annually at the Council's annual meeting. Normally, either the Mayor or Deputy Mayor to be one of the voting Councillor Members. Up to 3 residents to be appointed as full participating members based on their local knowledge, qualifications and passion for developing a diverse, low carbon emitting environment, good for wildlife and the health and well-being of local residents.

Quorum is three Councillor members and one local resident of the Committee.

The committee will meet at least 6 times per year and can set up task and finish groups to carry out work between meetings.

The Chair and Vice Chair will be voted for within the committee annually, at the first meeting after the Town Council's annual meeting.

The committee will have no delegated decision making but will be expected to report to Full Council at least twice/ year at an October meeting and the annual meeting in May.

Terms of Reference

1. To review the Town Council's initial Climate Change Action Plan and develop a longer-term vision for the Parish, in conjunction with the Premises and Amenities Committee, our local schools and residents.
2. To ensure that the Town Council is a source of information for local residents wanting to reduce, re-use and recycle, improve habitats for pollinators, planting trees and how to reduce their energy and water needs and bills.
3. To work with those developing the local Neighbourhood Plan to

ensure suitable energy and environmental policies are developed and promoted by Town Council when making planning comments.

4. Work with the Tin Coast Partnership and Cornwall Council to reduce local residents' dependency on petrol and diesel engine motor vehicles, supporting schemes that encourage more sustainable transport.

RESOLVED: That the Town Council committee be approved and set up and including in Standing Orders.

(Action by: New Locum Clerk)

TC.32 Premises and Amenities Committee

The Council had discussed at a previous meeting the need to create a committee with a focus on premises and amenities. The draft constitution was shared before the meeting and is shown below.

Constitution

Up to six members of the Town Council (***no fewer than four***) to be chosen annually at the Council's annual meeting. Normally, either the Mayor or Deputy Mayor to be one of the voting Councillor Members. Up to 2 residents can be co-opted as non-voting members for specific projects or to contribute to longer term discussions.

Quorum is three voting Councillor members of the Committee.

The committee will meet at least 6 times per year and can set up task and finish groups to carry out work between meetings.

The Chair and Vice Chair will be voted for within the committee annually, at the first meeting after the Town Council's annual meeting.

The committee's delegated powers will be limited to the financial limits of the delegated decision making of the Mayor and can only be taken in relation to urgent repairs relating to safety. In such circumstances, the Town Clerk would ask the Mayor to sign off the delegated decision of the committee.

Terms of Reference

1. To have oversight of the management of any buildings and land owned or rented by the Council and to make recommendations to the Full Council on their sustainable management. This to also include assets like benches and play equipment
2. To ensure regular condition surveys are undertaken and that necessary maintenance programmes are drawn up and put to Full

Council for approval.

3. To review energy and water consumption, at least annually to ensure usage is minimised, renewable and sustainable as far as is practicable. Report findings and recommendations to Full Council.
4. To review the insurance on all property and land of the Council and to make recommendations to the full Council thereon.

RESOLVED: That the Town Council committee be approved and set up and including in Standing Orders.

(Action by: New Locum Clerk)

TC.33 INFORMATION ITEMS

Constance Moore raised the matter of the recent twinning visit to the town she had met with them on arrival and they enjoyed many organised events and a farewell dinner at the Golf Club.

TC.34 MATTERS FOR REPORT

AED Door/lock was jammed. The Council decided on the importance to have a locksmith recommended by Councillor Roberts look at the problem asap and solve the problem up to a sum of £150.

(Action by: Clerk)

Deputy Mayor and Brian Clemens attended the Governance meeting organised by Cornwall Council. Although no change may be thought necessary, the discussion needs to be brought to full council for a discussion.

(Action by: New Locum Clerk)

Mayor gave updates on:

Langa Choir, Cape Town, South Africa - all councillors and council staff invited - email on its way. Let Shirley know by 24th June for catering purposes (tea and cake)

Dog fouling

Parking abuses in the Square

Reports of suspected Weed spraying were made in the town.

Deputy Mayor's Report

Attended event at the Cornwall Gold, near Redruth, celebrating 150 years since 2 Pendeen Miners found the largest nugget of Gold in the world, at the base of a tree at Moliagul, Victoria, in Australia. The gold nugget weighed

109.69kg and sold for £10,000 which would be worth £1m today. It still holds the record for a nugget of gold found.

Cornwall Gold have a statue to the men and a representation of the Gold Nugget. The nugget became known as “The Welcome Stranger” because, one of the men, John Deason, was always bringing people home for his wife to entertain. On the day they found the gold and he called to his wife to say “come see” she responded “I hope you have not brought home another unwelcome stranger.” He responded, “I think this is a Welcome Stranger” and that stuck as the name for the nugget.

The other man was Richard Oates. Descendants of both men were at the event and I have put the family of one of them in touch with the people organising the 100 year commemoration of the Levant Mine disaster as they are also direct descendants of the Ellis family who lost 2 men.

I have also raised the story with the Tin Coast Partnership as I think it would be great if we could get the story recognised locally.

30th May, 2019

Attended West Penwith Governance Review meeting, along with Councillor Clemens.

Amongst those Towns and Parishes represented, none of our neighbouring Parishes wanted to make changes that would have any implications for this Town Council. As such, whilst Cllr Clemens and I spoke to our neighbouring Parishes and explored their priorities and challenges and ours, there was no appetite between us for change.

However, ALL Towns and Parishes are being asked to formally consider and make a submission to the review explaining changes they would like or why they want to maintain the status quo. So, I suggest we put this on our next agenda to formally have a minuted discussion and resolution of what we want to say and reasons for our view.

9th June, 2019

Attended the Open Farm Sunday event and was asked, as Deputy Mayor, to cut the ribbon to launch their new Nature Trail. I joined many local residents and some visitors on the first guided walk. Some amazing plants for the bees, butterflies and other insects.

Mayor's Engagements

17 May: Huelgoat Twinning Welcome – successful weekend visit

20 May: Mayor Making St Ives – chance to meet with other new Mayors

- 23 May: St Just Primary School May Fair, supporting musical items and judging the Bake-Off competition
- 2 June: Hireth the Film – Evening at the Old Town Hall, film showing the making of Hireth and then a video of a full performance
- 9 June: Bosavern Community Farm Open Day – good to see the farm developing and gaining interest from further afield in Cornwall

Update for Declaration of Interests - half way through our four-year term, I'm aware that some of us have new land acquisitions, new memberships or interests, etc. The onus is on each of us as councillors to ensure that our declarations are accurate, so please go online and update your information as required. Thank you.

TC.36 Update from Chair of Staffing

Chair reported that the Staffing Committee had organised a recruitment and selection process to secure further temporary Clerk cover during the absence of the Town Clerk. Recruitment and selection decisions were taken and Donna James was recruited to the role on 17 June 19. The committee also appointed Julie Wallis as a Support Officer after a similar recruitment and selection process starting on 1 July 19. The Council gave the chair the delegation authority to continue his work with SW Councils on the Town Clerk's absence.

Meeting Closed at 9.15 p.m.

Town Mayor