

MINUTES of the ANNUAL MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held on Line, Zoom on Tuesday 1st September 2020 at 7.15pm

**THE LOCAL AUTHORITIES AND POLICE AND CRIME PANELS  
(CORONAVIRUS) (FLEXIBILITY OF LOCAL AUTHORITY AND POLICE  
AND CRIME PANEL MEETINGS) (ENGLAND AND WALES) REGULATIONS  
2020 No. 392**

Present

Marna Blundy            Town Mayor  
Sue James                Deputy Mayor

Councillors

Farmer Morris            Grenville Prowse  
Daisy Gibbs                Jonathan Manser  
Debbie Shephard        Constance Moore  
Louise Paine                Zoe Baxter  
Chris Denley

TC.01 Election of Town Mayor & Declaration of Acceptance of Office

Marna Blundy was elected Mayor.

TC.02 Public Address at Council Meetings

No registered public speakers, 4 Members of the public attended the early part of the meeting.

TC.03 Apologies for Absence

Apologies were received on behalf of Brian Clemens.

TC.04 Declarations of Interest

None.

TC.05 Dispensations

None.

TC.06 Election of Deputy Town Mayor & Declaration of Acceptance of Office

Sue James was elected Deputy Mayor.

TC.07 Minutes

**RESOLVED:** That, the Town Mayor signs as a true and accurate record the Minutes of the Ordinary Meeting of the Town Council held on 20th July 2020.

TC.08 Matters Arising  
None.

TC.09 Finance

- (a) Accounts for Payment  
**RESOLVED:** To approve the accounts **£6,533.75** for payment as set out on the attached schedule.
- (b) Financial Assistance. (None).
- (c) Letter of thanks (None).

TC.10 Councillor Attendance at Meetings & Expenses

Councillor attendance was circulated before the meetings The Clerk gave overview at the meeting and commented on the high-level of commitment from councillors. No travelling expenses claimed by councillors throughout the year.

TC.11 Appointment to the Town Council Committees and Steering Groups

Town Council to approve appointment to the following committees only: -

- (a) Staffing Committee (5 councillors)  
Jonathan Manser (Chair) Farmer Morris  
Grenville Prowse Brian Clemens  
Sue James
- (b) Internal Audit Committee up to (6 councillors)  
Brian Clemens (Chair) Jonathan Manser  
Sue James Debbie Shephard  
Chris Denley Daisy Gibbs
- (c) Climate Action Group  
Constance Moore (Chair) Grenville Prowse  
Debbie Shephard Marna Blundy

Neighbourhood Planning Steering Group

Debbie Shephard and Chris Denley

**RESOLVED:** To approve all the appointments.

TC12 Council Appointments to Outside Bodies

- (a) Cornwall Association of Local Councils  
Marna Blundy.
- (b) Cornish Mining Consultative Forum  
Farmer Morris.

- (c) St Just Community Sports Hall  
Chris Denley
- (d) Centre of Pendeen  
Chris Denley/Daisy Gibbs
- (e) Local Council Planning Forum  
Jonathan Manser
- (f) St Just & Huelgoat Twinning Association  
Constance Moore
- (g) Board of Trustees Pengarth Day Centre  
Marna Blundy
- (h) Penzance, St Just Nevada City & Bendigo Twinning Group  
Louise Paine/Farmer Morris.
- (i) Mayor's Parlour  
(Town Mayor)
- (j) West Cornwall Health Watch  
Marna Blundy
- (k) D & C Police Liaison Group/Police Commissioner Councillor  
Brian Clemens
- (l) Tin Coast Partnership Working Group  
Louise Paine
- (m) Penwith Landscape Partnership  
Grenville Prowse
- (n) St. Just Miners' Chapel  
(Town Mayor)
- (o) Plastic Free Coastlines  
Debbie Shephard
- (p) Community Flood Forum/Emergency Plan  
Marna Blundy (Temporary)

**RESOLVED:** To approve all the appointments.

TC.13 Planning

Sue James read the following statement:

*As both a Cornwall Councillor and Town Councillor for the St Just-in-Penwith Division, I wish to make 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 different information and be in a different role.*

**PLANNING**

a) **Applications**

1. **Application** PA20/05396  
**Proposal** Rebuilding of section of boundary wall.  
**Location** Cooperative Stores, Corner House, Market Square, St. Just.  
**(T. Cl. No Objection).**
  
2. **Application** PA19/08543  
**Proposal** Construction of a single dwelling and associated works  
**Location** Land rear of Carnyorth Terrace, Carnyorth, St. Just.-  
**Resubmitted Application (T. Cl. Strong Objection on grounds of inappropriate development, dangerous access and wrong use of materials. Also over-looking other properties).**
  
3. **Application** PA20/06097  
**Proposal** Two Sycamores – fell because of extensive shading.  
**Location** The Lodge, Tregeseal, St. Just.  
**(T. Cl. Unhappy with this situation).**
  
4. **Application** PA20/06907  
**Proposal** Various works to trees in conservation area.  
**Location** Peacehaven, Access to Peacehaven, Boscaswell Downs Pendeen **(For Information Only) (T. Cl. Noted).**
  
5. **Application** PA20/05956  
**Proposal** Repurposing modern stone boundary wall and construction of detached garage and store in rear garden.  
**Location** The Manor House. Truthwall, St. Just.  
**(T. Cl. Objection of proposed garage. (i) Rear access to the property is narrow, congested and would impact on neighbouring Boserver property). (ii) Location of proposed garage is on a high point and would be overbearing. (iii) Height of proposed garage would match or exceed height of the eaves of the listed properties. Suggest relocation to side of property retaining the current easy vehicular access to the B.3306, whilst also retaining some green garden space).**

6. **Application PA20/05957**  
**Proposal** Listed Building Consent for repurposing modern stone boundary wall and construction of detached garage and store in rear garden.  
**Location** The Manor House, Truthwall, St Just  
**(T. Cl. Objection. As for PA20/05956 – See above. Additionally, we understand that the granite boundary wall was in existence for many years prior to the listing of the buildings in April 1950.**
7. **Application PA20/06096**  
**Proposal** Replacement of rear single storey extension and replacement garage.  
**Location** 7, Carn Bosavern Close, St Just  
**(T. Cl. No Objection).**
8. **Application PA20/03614**  
**Proposal** Erection of sectional garage on land to front of property  
**Location** 13 Carn View Terrace. Pendeen – **Resubmitted Application;**  
**(T. Cl. No Objection).**
- 9.Application PA20/03420**  
**Proposal** Construction of 8 Dwelling Houses, Creation of Parking, Landscaping and Associated Works  
**Location** Land East Of Fishermans Rest Nancherrow St Just – **Resubmitted Application.**  
**(T. Cl. Strong Objection – comments below)**

- 1: Serious concern about resultant flooding of neighbouring properties.  
2: Serious concerns re very poor access from Old Foundry Close to the site.  
3: Serious concerns about the sustainability and visual impact of the retaining wall.  
4: The proposal barely addresses the concerns of the Planning Inspector ref. PA18/03982.  
5: The development would lead to excessive traffic through Old Foundry Close which only has a block paving surface.  
6: Serious concern about the very poor quality of the application, which makes extensive use of reports and studies carried out for previous application fail to take account of the extensive excavation of the site for this proposal. These reports include time expired reports re. tree survey and bat and barn owl surveys and the contaminated land exposure assessment dates from 2017 when only half the site was to be developed.  
7: It is of serious concern that the contamination report fails to acknowledge the existence of the adjacent gas works and hence makes no mention of the likely contaminants which may include cyanide.  
8: The soil analysis also failed to mention the adjacent gasworks and related field work failed to sample the southern boundary where the associated contaminants are likely to lie.  
9: We are concerned that the careless way in which this application has been assembled is symptomatic of a lack of care running through the whole application, including the plans themselves. An example of this would be the fact that the desk top study included an Environment Appraisal relating not to

Tregeseal but the Camel estuary; and definably that the new plan includes extensive and deep excavation of the site which has not resulted in a new soil contamination result as there are likely to be more contaminants at a deeper level, also showing a lack of concern for public health.

Whilst noting that the excavation of the site and the retaining wall have been removed from this revised application, together with a different flood mitigation plan, the Town Council response remains as Strong Objection. Town Council received a statement from Mr Mole on behalf of concerned residents, and were in broad agreement with his detailed assessment. Specifically, councillor comment was that for such a sensitive site this was over-development, and flood risk measures remain insufficient to adequately protect existing properties. They also noted that mature trees would still be put at risk if homes were built close to them and, in an area with low tree cover, loss of any trees is a concern.

b) **Decisions**

Application: PA20/03672 Proposed detached garden storage shed.  
Location: Creek Barn, Tregeseal, St. Just. **Approval** (T. Cl. No Objection).

Application: PA20/03386 Retrospective application for the installation of vertical slate hanging to the upper elevations.  
Location: Emoyeni, Levant Road, Trewellard, Pendeen. **Approval** (T. Cl. No Objection).

Application: PA20/04203 Proposed slate roof to fitness studio plus link extension to main building.  
Location: 1, Bosavern Manor Farm, Bosavern, St. Just. **Approval** (T. Cl. No Objection).

Application: PA20/01277 Construction of ancillary accommodation for elderly family member.  
Location: Land East of The Cottage, Kelynack, St. Just. **Withdrawn** (T. Cl. No Objection).

Application: PA20/01046 Change of use from a workshop into a holiday let single bedroom.  
Location: Chase End House, Truthwall Lane, Truthwall, St. Just. **Refusal** (T. Cl. Not enough detail for the Town Council to consider. More details needed to be submitted.).

Application: PA20/05826 Non material amendment (No. 1) in relation to Decision Notice PA19/05509 – Move Unit 2 south westward by one metre.  
Location: Land S.E. of Whealbal Road from B.3306 between St. Ives Road and Carnyorth Hill to Whealbal, Trewellard, Pendeen. **Approval** (T. Cl. Agreed to go along with Cornwall Council Planning decision).

c) **Appeals**           None

d) **Appeal Decisions**

**PA19/10013**

Permission in principle for proposed residential development of up to 3 dwellings on land East of the Pond, Leat Road, Boscaswell Downs, Pendeen. (T. Cl. Strong Objection on the grounds of development beyond settlement boundary and in open countryside. **Appeal Dismissed.**

**PA19/10014**

Permission in principle for a single dwelling on land East of the Pond, Leat Road, Boscaswell Downs, Pendeen. (T. Cl. Strong Objection on the grounds of development beyond settlement boundary and in open countryside. **Appeal Dismissed.**

TC.14 Neighbourhood Plan (NP)

Debbie Shephard outlined the Neighbourhood Plan progress having had a meeting the week before with Neighbourhood Planning Group. The draft submission comments were received back and will be discussed at a joint meeting with the Town Council and Neighbourhood Planning Team. It would also be an opportunity to discuss CIL money and the inclusion or not of Principle Residence Policy would also be discussed at that meeting.

The planned date for the virtual meeting is 7 September 2020 at 7pm. Marna and Debbie will make the arrangements. A review of email sent to all councillors had been now been resolved by Debbie, the clerk had also followed this up with the individual and had no response to suggest the matter is on-going.

TC.15 Correspondence

The Consultee letter on European Sites draft (consultation document) had been circulated pre meeting to all Councillors. The Council felt it would be impossible to give one corporate response and therefore individual councillors could respond with their individual views.

Regulation 18 Climate Change Emergency Development Plan will be looked at by the Climate Change Action Group.

The Mayor had received a request for nominations for honours during the Coronavirus Crisis by The Lord Lieutenant which would be discussed by all Councillors in part two of the next meeting.

#### TC.16 Plain an Gwarry

Two applications were presented to use the Plain-An-Gwarry venue and be considered by the Council. The applicants would need to follow all Corona Virus government guidelines in force at the time. They would need to realise that the Council may need to withdraw permission at little or no notice (If it is advised to close the venue through new guidance). A risk assessment which outlines how he will restrict numbers to a safe number and keep a safe distancing plan in place; needs to be shared with the Town Council several days before the event. They will need to keep a record of those attending in case they need to be contacted post event. Additional Paperwork may be needed to be completed before the event.

**RESOLVED:** The Council approved the application by St Just Free Church this month and Ordinalia (2021) with some strict conditions in light of the Corona Virus situation.

#### TC.17 Mayor's Annual Report

The Mayor read out her report.

Well, what a tumultuous twelve months we have experienced since May 2019. It has been an incredibly challenging time for this Council, as we had three temporary clerks in nine months, including two months with no clerk at all. We finally welcomed Cas Leo as our permanent Town Clerk at the end of February, and a month later we were into lockdown and our buildings were closed. Who would have thought it?

The Autumn was particularly difficult, as our office staff spent several weeks with serious internet problems, and six months with a chaotic and wholly unacceptable banking service from Barclays. We had two councillor resignations, and were meanwhile in the midst of negotiations to take on the Library and relinquish the council offices in Chapel Street.

However, despite it all, we took ownership of the Library building and management of the Library Service on 1<sup>st</sup> November, and gained three staff from the Library – welcome to Vicky, Sarah and Annie. We moved out of the old offices in January, and into a refurbished office space at the Library. Following elections in December and January we gained two new councillors, Daisy Gibbs and Chris Denley – lovely to have you both.

During the financial year 2019/2020, the Council awarded grants to a wide range of community groups and organisations in St Just and Pendeen: to our children and young people at The Ark Pendeen, Nancherrow Youth Centre, the ABC Boxing Club, the Table Tennis Club and the Sports Centre; to groups such as the Twinning Association, the Miners' Chapel, the Community Land Trust, Pendeen Community Heritage, the Men's Shed, the Care and Repair Café, Lafrowda Festival, Wheal Buzzy and others besides.



Two groups linked to the Town Council have been hard at work through the year:

1) The Climate Action Group, under the chairmanship of Cllr Constance Moore, now has the commitment and support of six members of the community working alongside councillors, and is working on raising awareness of this critical issue in our community

2) The Neighbourhood Planning Group, supported by Cllr Debbie Shephard, deserves much praise for the huge amount of work it has put into developing a plan for St Just and Pendeen over the past two years. This team of community volunteers has, between them, an impressive set of skills, and we are fortunate to have them. The household survey last June resulted in a response rate of almost 40%, with 1000 responses returned, and the team has spent the following months analysing the data, liaising with Cornwall Council and local stakeholders, and committed to delivering proposals which reflect the community response.

I had the privilege, as Mayor, of joining in many events in the parish between May and March. From the Toddler Group at Nancherrow to the Memory Café; from the National Coastwatch Institution Evening to the St Just in Bloom Presentations; from Bosavern Community Farm to the Douglas Woolcock Transport Project; from Pendeen WI to Geevor Tin Mine; at events in all three of our schools..... it has been a delight to meet so many people doing so many wonderful things in our community. I have prioritised visits within the parish over invitations beyond, but I have attended mayoral functions in St Ives, Carbis Bay, Penzance, Hayle and Marazion, along with the opening of Kresen Kernow in Redruth.

The two most momentous events for me were the visit of Langa Methodist Choir from South Africa for several days in July and the Cornish Gorsedh in September – the sights and sounds of these will stay with me for ever. But other summer highlights included the Midsummer Bonfire at Chapel Carn Brea, the Federation of Old Cornwall Societies visit, the Lafrowda Festival, and Mayor's Sunday at Pendeen. Autumn saw the Levant 100 commemorations, along with St Just in Bloom successes, and St Just Feast. Christmas brought the usual gatherings, nativities and carol services, and we prepared for Spring with the St Piran's Celebrations, as well as several tree-planting schemes in Kenidjack with the National Trust, and in Botallack.

But then, very suddenly, we found ourselves in lockdown as COVID-19 took over our lives and brought all our normality to a halt. The Library and Council Offices were abruptly closed, and council meetings were suspended.

However, just four weeks later we resumed with virtual meetings; tonight is our seventh Zoom Full Council meeting. Our priorities changed, with a focus on supporting those in the community through lockdown. Cllr Daisy Gibbs worked to develop a network across the parish of over ninety volunteers, responsible for every corner of the parish, to ensure a lifeline for those needing support. The Library foyer became a collection point for the Foodbank, and received remarkable support from the community.

Clearly at that time we were unable to hold our Annual Meeting in May, at which this report should have been delivered. Nearly four months later, I am finally doing so; but now we have only eight months remaining of this council's four-year term. Since May this year we have been focussed on dealing with the 'new normal' which is living with COVID-19. This has included consulting with residents and businesses about how best to support safe social distancing with the opening-up of businesses particularly in St Just, which led to attempts to slow the traffic driving through the town with a series of road signs. The Library reopened its doors slightly in July, with a reduced service, though with extended opening hours. We have continued to grapple with the vagaries of the planning system, and now have to familiarise ourselves with the wide-ranging changes to planning recently announced; along with frustrations over the lack of planning enforcement. There remain concerns about the future of recycling, with the imminent closure of our recycling banks. There are continuing discussions about increasing wildflower spaces for pollinators, to be balanced against the need for visibility and accessible walkways for pedestrians. We still worry about speeding traffic through the parish. There are several particular matters to conclude before the current council stands down in May 2021, including the works to be done on the entrances to the Plen an Gwary, the transfer to the town council of the toilets and car parks in St Just and Pendeen, and the completion of the Council's Emergency Plan.

In all this, I am grateful to my fellow councillors for their insights and commitment to serve our community. I have a special thank you for the Deputy Mayor, Cllr Sue James, for all her help and support through a difficult year. I have nothing but praise for Shirley Darby and Julie Wallis in the office, who have battled through enormous challenges particularly in the autumn; and I am relieved and thankful that at last we have a permanent Town Clerk in Cas Leo, on whom we can depend and in whose experienced hands we can feel at ease.

Thank you all.

Mayor's Allowance spent on:

- Cape Cornwall School Arts Awards
- Memorial plaque in Penzance for Peter le Mare (from Carnyorth)
- Staff post-Christmas meal
- David Gallie gift
- Donations to:  
Pendeen Lunch Club, Pendeen Parish Hall, Pendeen Outreach,  
Nancherrow Project,  
St Piran in St Just, St Just Community Nativity & St Just Care and  
Repair Café

TC.18 Information Items and Matters to Report

St Just in Bloom are having an important meeting on 2 September 2020.

Two places at the Planning Conference have been confirmed with Farmer Morris in the reserve place.

Councillors were asked by the Mayor to think about individual and group nominations for the Annual Feast Event ready to be covered in part 2 of the next meeting.

The next meeting the second in September would move back a week from 14<sup>th</sup> to 21st September to be closer to 12 October meeting to give better spacing.

Grenville Prowse reported that The Square noticeboard has been redone.

Constance Moore reported the tree planting at Lafrowda Close (Live West).

The Climate Action Group would check Neighbourhood Plan (NP) for sustainability.

Remembrance Day and Christmas Trees would be subjects brought to the next meeting.

The meeting closed at 9.12 pm.

Chairman's signature \_\_\_\_\_ Date \_\_\_\_\_