

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL
held on Line, Zoom on Monday 8 June 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
Chris Denley Daisy Gibbs
Debbie Shephard Constance Moore
Jonathan Manser Louise Paine

TC.362 Public Address at Council Meetings

One public speaker, Sam Darroch PA20/03420 and 8 others attended the early part of the meeting.

TC.363 Apologies for Absence

Apologies were received on behalf of Brian Clemens and Zoe Baxter.

TC.364 Declarations of Interest

Farmer Morris Planning item PA20/00878.
Daisy Gibbs The Lafrowda Festival

TC.365 Dispensations

None.

TC.366 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 11th May 2020.

TC.367 Matters Arising

TC321 Correction to Declarations of Interest delete the word Tregeseal.

TC.368 Finance

(a) Accounts for Payment

RESOLVED: To approve the accounts **£8,669.20** for payment as set out on the attached schedule. Clerk will inform Mayor (Post meeting) of how Rentokil/Rubbish bins are calculated number of traps and period.

Financial Assistance. The Lafrowda Festival and Wheal Buzzy submitted requests for grants.

RESOLVED: That, the Lafrowda Festival were granted £1,500. Wheal Buzzy have been requested to provide more information on alternative locations to beside or near the Library, before reapplying. Councillor Gibbs left the room and took part in this process for the first item.

(c) Letter of thanks (Air Ambulance) for recent grant email circulated before the meeting.

TC.369 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.

A) Applications

1. Application PA20/03478 Proposal: Demolition of existing bungalow and garage and construction of a pair of semi-detached bungalows with integral garages and formation of vehicle access.

Location the Bungalow, Boswedden Road, St. Just. **NO Objection**

2. Application PA20/03672 Proposed detached garden storage shed Location Creek Barn, Tregeseal, St Just **NO Objection**

3. Application PA20/03396 Proposal: Replacement front porch. First floor rear extension. Replacement roof covering. Formation of parking area and vehicle entrance.

Location Milly's Cottage, Kelynack, St Just

Objection - The Neighbours reasonable comments should be addressed about being overlooked. The issue of access also needs to be addressed to enable this application to go through. In Principle, if these issues could be addressed the Council would have a different view.

4. Application PA20/03420 Proposal; Construction of 8 Dwelling Houses, Creation of Parking, Landscaping and Associated Works

Location Land East of Fisherman's Rest, Nancherrow, St Just **Strong Objection**

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.

5. Application **PA20/03489** Proposal: Retrospective permission for external roof terrace.

Location Willow Cottage, Lower Bostraze, Newbridge **NO Objection**

6. Application **PA20/00878** Proposal: Outline application for a dwelling with some matters reserved.

Location Land to North West of East Levant Engine House, Trewellard, St. Just.

NO Objection. Councillor Morris left the room and took no part in this process

7. Application **PA20/03941** Proposal: Lawful Development Certificate for existing caravan that has lawfully been lived in since 2002 for full residential purposes.

Location Caravan at Bollowal Farm, Bollowal, St Just **No Comment**

8. Application **PA20/02174** Proposal: Replacement of detached garage. (New location)

Location: Nanquidno House, Road from Newtown To Nanjulian, Nanquidno, St Just **NO Objection**

9. Application **PA20/03955** Proposal: Conversion and extension of a detached domestic storage building to form a self-contained annexe to main house.

Location: Kelynack Manor Farmhouse, Access to Kelynack Manor Farm, Road to Cot Manor, St. Just. **NO Objection**

10. Application PA20/04340 Proposal: Proposed granite faced porch.
Location Wesleys Barn, Bosavern Farm, Bosavern, St Just **NO Objection**

11. Application PA20/04203 Proposed slate roof to fitness studio plus link extension to main dwelling. NO Objection
Location: 1 Bosavern Manor Farm, Bosavern. St Just

b) Decisions

Application PA20/01672 Proposal: Retrospective consent for the proposed part demolition of garage and construction of new showroom.

Location: Carn Bosavern Garage, Carn Bosavern, St Just
APPROVED (T. Cl. No Objection).

Application PA20/02011 Proposal: Single storey rear and side extension.

Location: 1, Labour in Vain, St. Just.
APPROVED (T. Cl. No Objection).

Application PA20/01348 Proposal: Construction of agricultural outbuilding
Location: Cot Manor Road from Cot Manor to Kelynack Farm, Cot Valley. St Just
APPROVED (T. Cl. No Objection).

Application PA20/01452 Proposal: Loft conversion with dormer

Location: The Old Manse, Access Track to Vounder Veau, Jubilee Place, Pendeen
REFUSED (T. Cl. Objection – Oversized development for the site).

Application PA20/00908 Proposal: Replace existing static caravan with permanent timber dwelling linked to Westwinds Canine Centre

Location: Land WSW Of Little Brea Veau, Kelynack, St. Just
APPROVED (T. Cl. No Objection).

c) Appeals

Application: PA19/10013 Permission in principle for proposed residential development (up to 3 dwellings) on land North West of Peacehaven, Leat Road, Boscawell Downs, Pendeen.

REFUSAL (T. Cl. Strong Objection on grounds of development beyond settlement boundaries in open countryside).

TC.370 Neighbourhood Plan (NP)

The Neighbourhood Plan Report (below) was circulated before the meeting which is shown below with amendment.

We are very pleased to report that our grant application has been successful. The due diligence stage should be completed in the near future. The main part of the grant will fund design and printing of the draft plan and public consultation.

We have continued to work via Zoom (supported by email consultation) and now completed work on the policies document, apart from final drafting tweaks. By the time of the TC meeting, the policies document should be ready to go to Cornwall Council for informal and technical advice. At the same time, they will undertake Strategic Environmental Assessment screening. Should that indicate that a full SEA is required, we will need to bid for technical support for this and our timescale will be lengthened (we cannot tell by how much at this stage). A technical support bid is for a service and therefore does not affect our budget.

There has been a further delay in consulting landowners on our proposed “green gaps” policy because of debate within the group about the policy, which needed to be resolved. We do hope to be able to go ahead with this soon.

Once the policies document has been sent to C.C, we will continue work on the main text of the Plan, some of which has already been drafted. We will also start to consider community engagement for the six-week public consultation, and the re-establishment of a Community Engagement Group to develop this.

We were invited by CGS/Celtic Turf to meet them to learn more about a project they are planning. We accepted this invitation on the clear understanding that we could not express views in support of any project, or intervene in the planning process. An agreed note of the meeting is with other stakeholder meetings reports on the Evidence page of the website.

<https://www.stjustandpendeen-np.org.uk/>

TC.371 Correspondence

Mr Pearson’s Lands’ End Airport ACPLETC outlined the matter had been discussed and noted in the previous meeting. Mr Pearson informed the Clerk that the consultation period has now been extended. The email letter detailing the Airspace Change Proposal (ACP) being put forward to the Civil Aviation Authority (CAA) for the block of airspace known as the Land’s End Transit Corridor (LETC) was sent to Councillors prior to the meeting and the contents noted at the meeting.

The outline/conclusion of the St Just in Bloom Business Plan was read by the Clerk. They are reaching a critical juncture and need support to continue. They may need to seek financial help in 2021. The Council noted the contents and the situation that St Just in Bloom were now in; along with other community groups. The issue of potted plants and the use of water were all discussed and possible alternative approaches to planting. The climate change group will address the issues and will report back to the Council.

Minutes of meetings are on the website

A Trewellard resident suggested in an email (circulated to Councillors) traffic issues at this location and suggested “that no more development takes place, putting even more traffic on these roads, until this problem is sorted. Traffic calming measures, one-way systems, cycleways, pedestrianisation are all ways to help this problem and enhance the area for those all-important tourists, also making it a more desirable area to live and work in”. The Council thought the initial way forward may be to obtain a speed visor for this long straight road to track the speed of traffic with data and consider options such as hiring a policeman with a speed gun or referring the cycle path idea to the Tin Coast.

Incident Report Card training is available from Cornwall Council for staff and Councillors in reporting incidents of dog fouling.

TC.372 Committee Reports

Climate Action Group Report 3 June 2020 (Constance Moore)

The meeting heard that Wheal Buzzy are submitting a grant application to the Town Council. Constance thanked Debbie Shephard for all her hard work in mowing the land around the library and planting wild flowers. Ian Willsdon has more flowers available, and we hope to turn all the grass around the library into a wild flower meadow, only cut a couple of times a year.

The group have submitted a reply to Cornwall Council’s Development Planning Document, asking for more support for sustainable agriculture, food hubs and farmers markets, allotments on developments and wildlife corridors; also support for renewable energy, cycle paths, public transport and recharging points. (and no spaceport!). We are still hoping to produce and distribute a leaflet encouraging people to do their bit to counter climate change, but this will have to be re-worked to take account of the current situation and what the world will look like after Covid.

The chair wanted to thank Debbie for work around the Library area. The suggestion was also to invite Forest Garden to a virtual meeting next time.

TC.373 Library

The Clerk is still receiving regular up-dates from the Library Information Service (LIS) he and two staff attended a virtual meeting with other partner library staff from all over Cornwall last week. The Chair of Staffing explained that staff that could not work from home; could now return safely to the work place; under government guidance. A risk assessment was completed and shared with staff and Councillors. It may be possible to provide some form of Foyer Library Service from the third week of July dependant on conditions and a further more in depth risk assessment provided it was safe to do so.

RESOLVED: The Council agreed with the Staffing Committee recommendation to allow three members of staff not able to work from home; connected to the Library provision to now work from the Library building.

TC.374 Car Park and Toilets

Sue had a conversation with Scott Sharples last week and arising from it he has agreed to set up a meeting to hopefully agree the Heads of Terms, repairs and timetable for devolution between Town Council and Cornwall Council representatives.

The work could be started as soon as C.C are satisfied, with something in writing that on completion of the works, devolution to Town Council will happen. A conversation was held about progressing to getting the works done rather than re-opening the toilets now, depending on how long and whether, in July, the Government eases lockdown still further, and tourists are likely to arrive in greater numbers.

In terms of Town Council representatives, Marna and Clemo. Marna as current Mayor and Clemo who led the negotiations as Mayor along with the Clerk.

The C.C original Heads of Terms and the T.C proposed revised version can be passed to the Clerk for a view. The suggestion of finding out, how much temporary toilets cost to set up and run will also help judge its feasibility should that become necessary. The view to get the work done while toilets were closed was also expressed.

TC.375 Plain-an-Gwarry

The Co-op and its Agents have inspected the site to gauge the work involved. The Clerk contacted the Agents today ahead of meeting who explained the report is still being compiled. Farmer Morris mentioned that the Commercial had discovered a Granite flag stone floor which they wanted the Council to have for the Plain-an-Gwarry. The Council requested the Clerk to write and thank Michelle Burton for this generous offer.

RESOLVED: The Clerk to write and thank Michelle Burton at the Commercial.

TC.376 Coronavirus Report

The Clerk is continuing to send emails from various bodies to the Council on advice and services being offered by organisations. See Cornwall Councillors Report below.

TC.377 Cornwall Councillor's Report

Coronavirus Update – Item 14

Each Wednesday morning, I attend a West Penwith Network Cornwall Councillors meeting where we are briefed by a Cabinet Member and senior officer. We are also having All Member Briefings on Fridays so I'm sharing here some of the latest information I have from both those meetings.

Key figures from data sources published by/on 2 June:

- The cumulative number of confirmed cases of Covid19 across Cornwall and the Isles of Scilly stands at **576** as at 1 June (Source: UK.GOV). This represents an increase of **three** cases in the last week and takes the rate of confirmed cases to **101.4** people per 100,000. Cornwall and the Isles of Scilly continue to have the **fourth lowest rate of positive cases of all upper tier councils in England**. (There are 31 Upper Tier Councils in England)
- **Two further** Covid19 deaths have been registered across Cornwall and the Isles of Scilly (28 December 2019 to 22 May 2020) taking the total to **192** deaths - accounting for **7%** of all deaths over the period.
- The two additional deaths occurred in hospital settings, taking that total to **111**. The number of Covid19 deaths in care homes remained at **63**, with **18** in the community/at home.

The **576** confirmed cases continue to be a likely under estimate of the actual number of cases as **it only captures those that were tested and confirmed as positive for Covid19**.

We have entered the *Test, Trace and Contain* phase of controlling the virus. Whilst the R value for the region averages out as around 1, that reflects how many people an infected person might pass the virus on to. The R number does not reflect infection levels and Cornwall is reported to have the 2nd lowest levels of infection in the SW Region. The R value is an indicator of whether infection levels might rise or fall but does not indicate what current levels are.

I can, if people wish, explain more about the reported high R figure for the Region versus low numbers of people in Cornwall who have or have had the virus.

Cornwall, alongside Devon County, has been asked to pilot the development and implementation of Local Outbreak Control Plans. Whilst Nationally testing and tracing is under way, at present, local Public Health Officers are getting no information to facilitate local outbreak control, beyond information on when staff or residents test positive in a care home. It is hoped this will rapidly change so that local trained infection control staff can take prompt action to close sites, whether a workplace, school or other setting, as more places re-open.

In Cornwall, 234 out of 235 primary schools are open and our local primaries anticipate about a third of reception and years 1 and 6 returning. The Government are looking to shops that have been closed to open from 15 June, if they can do so safely with social distancing and the early indications are that the hospitality sector (pubs, cafes and restaurants) will be permitted to follow from 4 July. This date, or soon after, maybe when some tourist accommodation and attractions are allowed to re-open.

We will discuss at item 15 money being made available to support High Streets safely operating and whether we assess there is an appetite to form a working group to formulate proposals that work for our town, from a business and resident perspective. As well as the toolkit to support re-opening businesses, Cornwall Council are running webinars with one focusing on Retail Businesses and Market Traders, on 11 June and Holiday Accommodation and Tourism, on 17 June. More details on the *Back in Business Recovery Guide*, accessed from Cornwall Council or my own website.

The latest Discretionary Grant scheme for businesses has received 1,800 full applications, meeting the Governments priority criteria and 1,600 expressions of interest from those businesses that have not been able to access financial help so far but do not meet the priority criteria of this fund. Although applications only close now, it was already clear that applications exceed the funding Cornwall has so leaders are lobbying Government for more money to help more local businesses.

Other Matters

Formal Cornwall Council meetings are gradually re-starting through Microsoft Teams, allowing councillors to attend meetings remotely, ask questions and debate as well as vote. West Planning Committee has met, Community Network Panels are being scheduled (with our first meeting on 18 June) and all other meetings of Council, including Full Council, are expected to re-commence by July.

Locally, residents remain concerned about visitors staying in 2nd homes, campervans or holiday lets and there is much anxiety about people being allowed to travel into Cornwall, potentially bringing infection in from other areas.

The Tin Coast partnership continue to keep in touch with businesses and community groups and are offering funding for events from September to March, albeit that some might have to use virtual platforms. I did a question and answer session for local businesses last week and it is clear our tourism sector is anxious.

TC.378 Mayor's Report

As lockdown has eased somewhat, the atmosphere has changed. The roads are busier, people are busier, and visitors have arrived bringing with them some unwelcome consequences particularly litter and overnight camping on the cliffs. Residents seem apprehensive about what lies ahead, and some of the community cohesion has become slightly strained. I do hope we can hang on to some of the positives which came from the lockdown, and not rush back to 'as we were'.

As a Council we will be considering in our meeting if we have any role to play in supporting our businesses and residents through this period to ensure social distancing in the parish. There is little we can plan in terms of future events and gatherings, with even Feast and Christmas celebrations being uncertain; and we know that all our major events e.g. Lafrowda, the Arts and Crafts Exhibition, and the Tour of Britain, have been cancelled. But I am hopeful that, cautiously, some modest activity can recommence in the coming months, such as the Library re-opening its doors.

Last week I was thinking about the explosion in gardening which has occurred during lockdown and wondered about a garden competition, which I briefly discussed with the Clerk before bringing to this meeting. I am delighted to report that after conversations with Chris Goninan, Marlene Smith and Pam Callaway, St Just in Bloom are now hoping to run their private gardens and residential areas competitions this year. I have offered my support in making this happen, and hope that the Town Council will also give its backing. I also suggested that it would be lovely to broaden the competition to include the entire parish, i.e.

Pendeen as well. In particular, any suggestions for impartial judges from outside the parish would be gratefully received. I feel this will give a focus for celebrating something positive from the lockdown, and I hope you will agree with me.

In other news since last month's meeting

- We continue to be delighted by the ongoing generosity of our residents to the weekly Food Bank collections, noting that over £1000 has been collected in cash over the past four weeks, and particularly generous goods donations from the National Trust and the Tinnars Arms; as well as the continuing support which many are giving to their vulnerable neighbours
- I joined in a second Mayors of Cornwall Zoom meeting last week (notes have been circulated)
- Steady progress is being made on the preparations for remedial work in the Plain an Gwarry, with discussions about the drainage, and agreement close on the handrail design
- We still await a conclusion to the banking issues (forms sent nearly four weeks ago), and the hamper due to be received from Barclays for the Food Bank
- You may have heard about the planned merger of Cape Cornwall Surgery with Alverton Surgery in Penzance. I am attending a meeting about this next week, and hope to have more detail for the next Council meeting
- I have just received details of the Centre of Pendeen virtual AGM, to be held on Friday 26th June at 3pm. Contact Delia Webb to book a place

TC.379 Use of Outdoor Space by Business (Social Distancing)

Comments by the Mayor

- Cornwall Council Toolkit to enable local communities to devise safety measures

Following advice from Cornwall Council on 2nd June, both Sue James and I put out requests on social media for comments about how we can ensure that St Just remains a safe socially distanced place as lockdown eases, more shops and businesses open, and more people and vehicles are about. We wanted to find out what residents and businesses thought might be helpful. There was quite a response!

I followed this up with visits to several businesses on Saturday morning, and some conversations in the town. From over sixty people, the key points which emerged, in order, were as follows:

Most comments were:

1. Market Square should have less / no cars, outdoor seating, planters etc. Suggestions include vehicle barriers to the Square except for deliveries, Blue Badge holders and residents for access; having vehicles for earlier in the day, but vehicle-free later in the day especially for pubs when they reopen and for takeaways

2. The town needs more car parking: suggestions include using fields eg Nancherrow or elsewhere; allocating space at the Gews Farm fields; buying a field for permanent parking; charging for parking; eliminating IoS parking and long-stayers in Lafrowda Car Park; local passes etc.
(These comments voice more general concerns than specific to protecting the public in social distancing)
3. Concerns / anxieties about maintaining social distancing, particularly when the holidaymakers arrive and our pavements are crowded. Our community has been very sensible but there are big concerns that visitors may not be

Second most mentioned:

1. Pedestrians would be safer with speed restrictions for vehicles, eg 20mph, with particular reference to Fore Street, which poses the most risks for pedestrians, particularly if they are queuing for the shops there and spill out off the narrow pavements
2. We want to leave everything as it is - we feel we are managing fine
3. Do not implement a one-way system for vehicles in the town

Other comments from several people:

1. Implement a one-way system for vehicles in the town
2. Implement a one-way system for pedestrians e.g one way up and one way down Fore Street
3. Consider employing street safety wardens or volunteer wardens who could monitor traffic/check on social distancing in the streets/reassure people with concerns
4. Consider a Park and Ride to bring people into the town but not their vehicles
5. Ask the Coop to do something about the scaffolding etc to make queuing safer for shoppers so close to a junction
6. Prioritise pedestrians and cyclists over cars, and promote public transport
7. Consult businesses before any changes are proposed or happen

Other points worthy of mention

1. Put up signs to remind people about social distancing
2. Market Square parking needs to be short-stay only and enforced firmly – long stay parking is not helpful for businesses (*this comment from a local business*)
3. If there are to be any vehicle restrictions, make sure there is access for deliveries, and for emergency access
4. Use the Plain an Gwarry for outdoor space spill-over from the Squares

General Observations

- Not surprisingly, business owners have a different perspective from other residents. The businesses consider the impact on their trade, while other residents are concerned about their safety
- One person felt that the Council had been slow to talk about this; but a number of people were appreciative and felt that we were ‘on the ball’ with it

- Two people felt the Council was dictating to businesses (the rumour mill had been busy!)

Next steps

IF any proposals are brought forward by the Council, these need to be discussed more widely with businesses affected, and local people, before they are submitted for action

Just a few quotes received

- “It’s a good idea to field opinion before the council meeting on Monday”
- “I think pavement space will be a major cause of concern for many as things start to get busier. Perhaps a one-way system through Market Square can be implemented to increase pedestrian space, if not Fore Street. Suspension of parking on Market Square and Bank Square can enable safe (and wind-proof) café terraces for food and drink businesses”
- “As an earlier post highlights, there are deeply felt concerns around about opening up and there is much potential for overt tension on the street. I think we need an open conversation here... I think something that could help here is for the Council to appoint street safety wardens for busy times. I think this could help, with the right kind of gracious attitude, to minimise tension and then deal with it when it does arise. I think their presence could be very reassuring for many”
- “Advisory speed limit signs (the grey ones instead of the red ones) do not require planning, consultation or traffic orders” *(This needs checking)*
- “There’s no need to do anything”
- “I like the idea of pedestrianizing the Square after a certain time in the day. That way the businesses that rely on this parking would still benefit but so would those that have evening trade too”

TC.380 Clerk’s Report

Cornwall Council Toolkit to enable local communities to devise safety measures - the link will be added to Town Council website. The Clerk will speak to the Community Link Officer reference the 20 mile an hour advisory speed sign for St Just. Next meeting using Zoom will be 22 June 2020.

RESOLVED: Clerk will speak with James Hardy and report back.

Information Items and Matters to Report

Debbie was grateful for the support for Art material and Paper for charity
Louise mentioned dogs were entering the Plain an Gwarry.

TC.381 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.381. Confidential Finance Items
 The placing of new Noticeboards.

RESOLVED: Council to suspend Financial Regulations to enable the Council to instruct the Contractor to put up Noticeboards asap on the basis of his quote.

The meeting closed at 9.58pm.

Page 13

Chairman's signature _____ Date _____