

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL
held on Line, Zoom on Monday 14 December 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	Debbie Shephard
Daisy Gibbs	Jonathan Manser
Zoe Baxter	Grenville Prowse
Constance Moore	Chris Denley

TC.110 Public Address at Council Meetings

None.

TC.111 Apologies for Absence

Apologies were received on behalf of Louise Paine and Brian Clemens. Chris Denley left meeting at 8.15pm. Jonathan Manser left the meeting after the Neighbourhood Planning item due to technical problems with Zoom.

TC.112 Declarations of Interest

None.

TC.113 Dispensations

None.

TC.114 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 30th November 2020 with several minor amendments.

TC.115 Matters Arising

None.

Page 1

Chairman's initials_____

TC.116 Finance

(a) Accounts for Payment of £3525.73 were presented for approval.

RESOLVED: To approve the payments **£3525.73.**

(b) Financial Assistance

None

(c) Letters of thanks:

The Community Infrastructure Levy (CIL).

(1. Nancherrow Centre, 2. the St Just Skate Park, 3. The Cemetery at Pendeen.

Community Grants

1. CAB, and 2. Knut.

- (d) The clerk had previously shared the interim Internal Audit Report by email. The report had showed a lot of preparation work had been put in place such as Financial Regulations review and Standing Orders. Some minor amendments/corrections needed to VAT but overall moving in the right direction to full audit. The Clerk pointed out that a policy document would be needed on the Councils investment strategy, a draft had been created and shared with Councillors. The strategy will go to the next meeting for approval after councillors have a chance to review it.
- (e) First draft 21/22 Budget/Precept was presented on the discussion the draft budget and narrative which were shared previously by email with Councillors. The Clerk/RFO outline the approach taken to come up with the draft figures which councillors discussed and, in some cases, ask for amounts to be increased or headings to be changed or combined. The Clerk/RFO will now amend the draft ready for the next meeting when it will be ready for approval subject to any further changes. Cornwall Council have agreed submission by 23 January 21.
- (f) Cornwall Council announce that the rates for next year's Local Maintenance Partnership (LMP) and South West Coastal Path (SWCP) Footpaths Grants will be increased by 2%. Details were shared by email to Councillors. If the Council accept the clerk will reply to Cornwall Council to accept the grant.

RESOLVED: That, the Clerk signs to accept the 21/22 grant offered by Cornwall Council on the council's behalf.

TC.117 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:** PA20/09884 - Amended
Proposal: Various works to include replace windows with doors with balconies on West elevation at first floor level, replacement of conservatory with balcony over on South elevation, new porch on North elevation with new windows at first floor level and works to exterior of dwelling and detached garage
Location: Gwynver Cottage Escalls Cliff Sennen
(T.Cl.) No Objection
2. **Application:** PA19/08543 - Amended
Proposal: Construction of single dwelling and associated works
Location: Land rear of 6, Carnyorth Terrace, Carnyorth, St. Just
(T.Cl.) Strong Objection. The Town Councils views have not changed from its previous comments. The site access is in a dangerous spot on

to the road with blind spots. It is a development not in keeping with the settlement.

Following comments were taken from the emerging Neighbourhood Plan: Affordable Housing and Other Housing Development:

AH6 Open market housing – this policy supports open market housing of a residential nature meeting the identified needs of the parish. There is an identified need for 2-bed housing within the parish.

Appropriate Development Policies:

AD1 Scale of future developments – this policy ensures the number of properties being developed is of an appropriate scale to the existing settlement. 1 property is suitable here.

AD2 Conservation Areas – this is to protect the character of the conservation areas. Carnyorth is a conservation area. The development would probably fall foul of AD2 in that, were it to go ahead, it would impact on the character of the Conservation Area, visually joining up Carnyorth Hill and Carnyorth Terrace by developing a currently empty plot. It would not, therefore, preserve or enhance the character of the CA. The HIA provided is not objective enough and is heavily biased in favour of the development. I would reject it and ask that it more rigorously consider the impacts of the development of this plot on the shape and form of the CA. The CA appraisal noted that an important element in the character of the Carnyorth CA is that it is made up of three separate and distinct components: Falmouth Place, Carnyorth Terrace and Carnyorth Hill, together with the spaces between them and incorporated into them. Through visually infilling the existing gap between Carnyorth Terrace and Carnyorth Hill, this development would not enhance or preserve the CA as required in AD2/5. The development also fails on AD2/3 since these impacts were neither identified or mitigated for.

AD3 Heritage Impact - does not apply as although the plot was a historically deliberately created and maintained open space I doubt that it was ever part of a miners' smallholding, but more likely a remnant section of the open spaces/paddocks formerly associated with Carnyorth Farm, whose character is somewhat higgledy-piggledy with a mixture of building types, forms, heights, etc. This, at least, is noted in the HIA and well-illustrated, but the author draws no useful conclusions from these observations.

AD4 World Heritage Site - the comments above relating to AD2 generally apply in relation to impacts on the character of the former mining settlement of Carnyorth.

AD7 Open space between settlements – to preserve the distinctions between the settlements. Although this area is not listed in the NDP, the WHS planning advice 14 Dec 2020 identifies a break within Carnyorth.

AD10 Biodiversity – to conserve or enhance bio-diversity. The NDP now asks for a wildlife survey, and this property has an old Cornish hedge, is rather overgrown and may provide wildlife corridor. An assessment should be made. The plan then shows the loss of a significant amount of the Cornish hedge and the NDP asks for planning for mitigation of any loss.

Building Design and Outdoor Space:

BD1 Building design - to respect the existing character of the settlement. BD1.1 stresses the importance of reflecting traditional vernacular if this is the intent of the design – this design doesn't appear to either match or contrast. The NDP stresses that if granite is used it is to be "local" granite, not just granite – if local granite is not possible then another appropriate finish should be used. Point 3 stresses the importance of local styles for boundary treatments. BD1.5 stresses the impact regarding local proportions, and where this is sited it could well have a height impact within the area.

BD2 Building construction – to ensure high standards of sustainability. Point 2 asks for optimal passive solar gain – appears to be very little in this design. There is an opportunity to match point 3 by installing a fast charge plugin point. Hard landscaping should be avoided where possible (point 4). Additional information regarding the impact on potential flooding should be provided (point 5).

BD3 Energy efficiency and renewables – is there anything mentioned?
BD4 Outdoor space – this appears to be mostly complied with, other than point 6 which deals with kerbs and pavements.
BD5 traffic and parking – this is mostly complied with, although at the detriment of a bio-diverse hedge.
BD7 Trees and hedges – point 4 states that the loss of the hedge, a replacement hedge should result in net bio-diversity gain.
BD8 Reducing light pollution – there should be provision to prevent light spill from the roof veluxes.

Renewable Energy:

Is there any reference to a form of renewable energy within this application?

Commercial Development: N/A

3. **Application:** PA20/08601
Proposal: Single storey entrance lobby/cloaks extension with roof terrace over
Location: The Old Barn, Lower Bostraze, Newbridge
(T.Cl.) No Objection

4. **Application:** PA20/09653
Proposal: Extension of existing dwelling with associated car parking and other ancillary works and conversion and extension of existing agricultural building to create new dwelling with associated car parking and other ancillary works
Location: . Land and Building North Of Scolars, Boscaswell Road, Lower Boscaswell, Pendeen
(T.Cl.) No Objection

5. **Application:** PA20/10393
Proposal: Certificate of Lawfulness for existing use for storage and distribution of Scott May Stunt Show U.K,
Location: Stunts U.K. Storage Unit, Dowran, St. Just.
(T.Cl.) No comment

6. **Application:** PA20/10449
Proposal: Change of use and conversion of barns to 2 residential dwellings and associated works with non-compliance with Condition 2 in relation to Decision Notice PA15/01830 dated 24/04/2015.
Location: Hailglower Farm House, Access to Hailglower Farm, Tregeseal, St. Just
(T.Cl.) No Objection

b) **Decisions**

Proposal Lawful Development Certificate for existing caravan that has lawfully been lived in since 2002 for full residential purposes.
Location: Caravan at Bollowal Farm, St. Just. **Withdrawn** (T. Cl. No comment)

Application: PA20/07884
Proposal: Conversion of existing domestic ancillary building to ancillary accommodation.
Location: Nanquidno Farm, Road from Newtown to Nanjulian, Nanquidno, St. Just. **Approval** (T. Cl. No Objection).

Application: PA20/09444

Proposal: Non-material amendment to PA19/09099 – Reduce the ridge height of the overall building by 800mm. No other amendments sought.

Location: Porthnanven House, Access track to Cot Valley Lodge, Cot Valley, St. Just. **Approval** (T. Cl. No Objection).

Application: PA20/07799

Proposal: Erection of timber/glass balcony in addition extra ground floor window on West elevation.

Location: Wesleys Barn, Bosavern Farm, Bosavern, St. Just. **Approval** (T. Cl. No Objection).

Application: PA20/08473

Proposal: Proposed erection of an agricultural building and polytunnel.

Location: Gwennel Farm, Tregeseal, St. Just **Approval** (T. Cl. Has No Objection “in principle” to the agricultural building on the land but would like to see the Applicants respond to other consultees to find a better location and design. Final decision by majority of Council was to accept Cornwall Council decision).

- c) **Appeals** *None*
- d) **Appeal Decisions** *None*
- e) **Enforcements** *None*
- F) **Planning Review Protocol**

Application 1: PA20/09233 Demolition of existing garage, construction of bungalow and associated works. Land South of Boscaswell Village Pendeen
Agree with planning Officer recommendation given the new information made available.

Application 2: PA19/09899 Construction of concrete base for the siting of a caravan and diversion of footpath 114/23/2 Kelynack Caravan Park Access Track To Green Acres Crippas Hill St Just. Agree with planning Officer recommendation given the points made. Planning permission does not override public rights of way. . The existing public right of way across the site must remain undisturbed and unobstructed until legally diverted prior to the commencement of any of the development hereby permitted. A Public Path Order must therefore be obtained to divert the Public Right of Way under the Highways Act 1980.

TC.118 Neighbourhood Plan (NP)

The Neighbourhood Planning Team thanked the Town Council for the discussion and at the last Council meeting. Neighbourhood Planning Team had followed the Town Council suggestion on two proposed amendments up with Cornwall Council and the two amendments which caused a lot of debate at the last meeting had been resolved due to the councillors highlighting the matter.

TC.119 Library

St Just Library is providing the public with a restricted Foyer Service. The Clerk explained little has changed since the last meeting when the chair of Staffing outlined all the opening details over the holidays. On the aspect of the building the Clerk had received notification that Cornwall Council will be doing a site visit on 6 January 21 to review some property issues (cracked windows and frame).

TC.120 Nature Friendly

A request for a letter of support from the Town Council to Cornwall Council was discussed. Councillors decided to suggestion that the individual contact Sue James given to make a resolution it would need to be made by Cornwall Councillor or the Community Network. Daisy Gibb will contact the individual to sign post her to Sue for a discussion.

TC 121 Plain an Quarry

Request from the Vintage Motorcycle Cub to use the Plain on Saturday 17 April 2021. They have used in the past years (CLO informed given the Coronavirus situation) they should following the rules set previously.

Page 3

Chairman's initials_____

TC.122 Coronavirus Report

The Clerk is continuing to send emails from the various bodies such as CALC and Cornwall Council to Councillors on advice the Town Council should take. It still uncertain what effect the Christmas five-day Holiday period with relax measures will have on the Cornwall area later in January 21.

TC.123 Draft Parish Plan Sue James

A draft plan was presented to Councillors at the last meeting and it's a good start in developing the draft even further.

RESOLVED: The Draft Plan was agreed in outline subject to changes when it will come back to the Councils first meeting in the new year.

TC.124. The Town Vitality Funding

The Council discussed correspondence from Cornwall Council on the potential to gain up to £50K funding to assist the town of St Just which would be connected with having a completed Parish Plan. It was agreed by Councillors to take this forward with a submission to Cornwall Council again in the new year. The concept of submission was agreed in principle subject to changes when it will come back to the Council in the new year for approval.

RESOLVED: The bid was agreed in outline subject to changes when it will come back to the Councils first meeting in the new year for approval.

Chairman's initials_____

TC.125 Memorial for Robert Matthews. Grenville Prowse ask Councillors to agree in principle an appropriate memorial for Robert which recognises the enormous amount he did for the town. Permission to spend up to £400 on a seat was agreed in principle. The council would need the various permission needed; before siting the seat.

ACTION: Grenville Prowse and the Clerk.

TC.126 Committee Reports

A Climate Change committee meeting is planned in the new year on Wednesday 6th January 2021 the last one was cancelled due to technical issues.

TC. Bus Shelter

The Town Council had previously discussed the funding available from Cornwall Council. It was thought likely if funds of £3k were available for a bus stop then the Council could investigate this and try and get an application in before FY year end.

TC.127 Cornwall Councillors Report Sue James

CORONAVIRUS UPDATE

Since the announcement that Cornwall was to be one of a few areas to emerge from Lockdown in Tier 1, I have been fielding residents' questions regarding family and friends wanting to visit from other parts of the country or wanting advice if they need to travel out of Cornwall. I have also had people contacting me wanting advice for the Christmas period. Many are struggling to keep pace and make sense of the detail.

On my website, posted under the Blog tab there is a link to resource packs that have been published by Public Health aimed at individuals, businesses and community groups.

Many Officers in Cornwall Council have been re-deployed again, to assist with education and enforcement, particularly to keep our larger towns COVID safe. There are hot spots around SE Cornwall and Bude and there is concern that these could skew figures and result in Cornwall being moved to Tier 2, something the Leadership are keen to avoid.

MENTAL WELL-BEING

I have delivered to our schools, Nancherrow Youth Centre, our Library and our GP surgery some z-cards, fold up credit card sized information for people struggling to maintain their mental well-being. One side targets adults, the other young people.

CORNWALL COUNCIL BUDGET SETTING

A reminder that, like us at Town Council, Cornwall Council is working on the budget setting process. It is going to be very difficult as successive years of Government funding cuts meant we were supposed to be moving to the position of being funded through Council Tax and Business Rates, plus any grants we could attract. The pandemic has not only created a deficit between those unexpected costs and Government funding but also our individual residents and businesses are struggling to make their payments.

Another pressure is funding Adult Social Care. Whilst the Government has promised a review of the way Adult Social Care is funded, the Social Care Green Paper has been delayed from the summer of 2017 to September 2019 to, and I quote "in due course". Instead, Councils have again been told they can raise their precept by 2%, ring fenced for Adult Social Care, without holding a referendum. This is in addition to the up to 2.99% increase allowed for general services, without a referendum. Sadly, to balance the books, it looks as if Cornwall Council, along with many other Councils responsible for Adult Social Care, will have to increase Council tax by 4.99%. Councillors are well aware this will place a strain on many families and are looking how best to protect them whilst managing increasing demands for services.

A reminder that people can have their say on the Cornwall Council budget by going to: <https://letstalk.cornwall.gov.uk/budget>.

BREXIT

With Brexit upon us and a *No Deal* Brexit seeming increasingly likely, businesses, those that have to travel regularly to Europe and EU citizens living in the UK filling many of our key worker jobs, are becoming nervous. I would strongly advise businesses dependent on EU Supply chains or on exports to the EU to visit the Cornwall Council Brexit page, where there are links to key information, as it becomes available.

A post under the news tab of my website provides links for EU Citizens who have not yet applied for Settled Status to remain in the UK. This will help them get advice and support as well as access the relevant forms on the Government website. Employers can support their employees through the process, from the Brexit page of the Cornwall Council website.

TC.128 Mayor's Report

I have to say that the last two weeks have largely been taken up with preparations for Christmas Events in the parish. The Advent Windows Around St Just, mentioned at our last meeting, are now being revealed day after day, and attracting interest and comment in the town. There is a quiz for children to accompany the walking route, with entries to be returned by 4th January.

Following the Council's agreement to use the Plen an Gwary for some carol singing, you'll be pleased to hear that this took place on Saturday afternoon, with perhaps eighty people in total at some point, well socially distanced in the Plen, and an hour's carol singing which was enjoyed I think by everyone present. Thanks are due to Kevin Lane for leading and conducting this. There will be further carol singing in the Square at Pendeen, next Sunday afternoon weather permitting.

Pendeen Silver Band are out and about spreading Christmas cheer in Pendeen and St Just. The Christmas trees are now in place, thanks to the volunteer team who battled the elements yesterday. Thanks also to the volunteers who have worked long and hard to get the Christmas lights up and working. The lights are due to be switched on at 7.15pm today, just as we start our Council meeting.

In other news, I attended the Patient Group meeting at Cape Cornwall Surgery, where were told that the new merged practice has been approved and should be up and running by April. There will be six partners, along with four salaried GPs – two of whom have just been appointed and will start next year - across Alverton, Newlyn and St Just. We as a Patient Group continue to be very concerned about the withdrawal of ear syringing from local surgeries, and about the required sale of land at West Cornwall Hospital.

Unfortunately, although the Draft Emergency Plan was submitted to Cornwall Council early in October, we haven't heard whether it has been approved. I do hope this will be forthcoming soon, along with news about the devolution of car parks and toilets.

Finally, a big thank you to our staff – Cas, Shirley and Julie, along with Vicky, Sarah and Annie - for all their hard work during a very challenging year; and to all my fellow councillors for their commitment and endeavours in many and varied aspects of our community life. We all hope that 2021 will bring an eventual return to some kind of normality.

Page 6

Chairman's initials _____

TC.129 Correspondence

Councillors drew attention to numerous emails and comments they had received and discussion took place on some of them.

Climate Change Planning Policy which was referred to the Climate Change committee meeting in January 21 and then be brought back to the next meeting.

Country Access Team email sent to Council today regarding works to the stile at the end of Carrallack Terrace. The clerk will reply with the Town Council responses. The boundary stone has not been moved. The seat should stay in its current position. The dog bin has been sorted (old photo).

The Census 2021 will be promoted in 2021 on Council website and poster displayed.

TC.130 Information Items and Matters to Report

Next Devolution meeting on the Toilets and Car Parks will take place in January exact date to be confirmed.

The Council have the quote on Playpark reduced a timber strut is in better condition that first thought.

The Property & Amenities Committee Meeting 13 Jan 21 5pm.

The Staffing committee will have a meeting on 19 January 21 5.30pm.

Grenville Prowse had raised concerns over the rear entrance/exit at the St Just Primary School on the recent widen of it and the nature of the work.

TC.131. 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).

The meeting closed at 9.12pm.

Page 7

Chairman's signature _____ Date _____