

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in St Just Library, Market Street, on Monday 17 May 2021 at 7.15 pm

Present

Sue James Mayor
Daisy Gibbs Deputy Mayor

Councillors

Farmer Morris Debbie Shephard
Chris Denley Howard Charman
Martin Cavell Andrew Exelby

TC.1 Election of Town Mayor & Declaration of Acceptance of Office

Resolved: That Sue James is elected as the Town Mayor for the Municipal Year 2021/2022. Sue James duly signed the declaration of acceptance of office.

TC.2 Apologies for Absence

There were no apologies for absence.

TC.3 Declarations of Interest

Daisy Gibbs St Just Ordinalia Community Grant. Howard Charman Planning Application 53/21.

TC.4 Dispensations

There were no dispensations granted.

TC.5 Election of Deputy Town Mayor & Declaration of Acceptance of Office

Resolved: That Cllr Daisy Gibbs is elected as the Deputy Mayor for the Municipal Year 2021/2022. Daisy Gibbs duly signed the declaration of acceptance of office.

TC.6 Public Address at Council Meetings

Marna Blundy - Former Mayor who Chaired the first item and Cornwall Councillor Brian Clemens plus four members of the public attended.

TC.7 Councillor Attendance at Meetings & Expenses in the last year.

Councillor attendance at 19 meetings was extremely high; 3 councillors have 100% and all continuing councillors having a good record of attendance. No travelling expenses.

TC.8 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 26th April 2021.

TC.9 Matters Arising

None.

TC.10 Planning

Farmer Morris updated the Council that his previous statement on a planning application given in good faith was incorrect that the LEAT is in fact not listed. He just wanted to correct this comment.

a) **Applications**

17/21 Application: PA21/0016 - Amended

Proposal: Replacement of 5, seasonal pitches with 3 static caravans for all year-round use.

Amendments show that caravans are now proposed outside of flood zones. It should be noted however that the access and wider site is within the flood zone.

Location: Kelynack Caravan Park, Access to Green Acres, Crippas Hill, St Just. **(T. Cl. No Objection subject to the Environment Agency being satisfied).**

48/21 Application: PA21/04225

Proposal: Change of use of agricultural building to cold store.

Location: Land S.E of Gews Farm. Bethany Place, St. Just. **(T. Cl. No Objection subject to a satisfactory public protection report on noise and odour).**

49/21 Application: PA21/02910

Proposal: Construction of ground floor extension and associated works

Location: 12, Cape Terrace, Cape Cornwall Street , St. Just. **(T. Cl. No Objection).**

50/21 Application: PA21/03457

Proposal: Construction of extensions and interior alterations to Clubhouse.

Location: Cape Cornwall Golf and Country Club, Road between Cape Cornwall Street and Upper Praze, St. Just. **(T. Cl. Request deferment to 21st June, 2021 meeting (New material to consider).**

51/21 Application: PA21/02990

Proposal: Change of use of previously approved annexe (PA16/06454) into holiday let.

Location: Pinegrove, Nanquidno, St. Just. **(T. Cl. No Objection).**

52/21 Application: PA21/03688
Proposal: Loft conversion with rear balcony.
Location: 1, Levant Close, Trewellard, Pendeen. **(T. Cl. No Objection to the loft conversion but have concerns on the balcony and its purpose).**

53/21 * Howard Charman left the meeting before this item 53/21 and returned after decision

Application: PA21/03715
Proposal: Alterations and replacement of extension to existing studio/garden store.
Location: Westward access track to Calartha Farm, Calartha,, Pendeen. **(T. Cl. No Objection).**

38/21 Application: PA21/01956 - Amended
Proposal: Extension to residential curtilage and siting of timber pod for use as a garden studio/office and associated works.
Location: Chyvounder, Bollowal, St. Just. **(T. Cl. No Objection).**

54/21 Application: PA21/03940
Proposal: Replacement windows and doors.
Location: 29, Ponds Hill, Pendeen. **(T. Cl. No Objection).**

55/21 Application: PA21/03532
Proposal: Demolition of existing garage/workshop, laundry and w.c. and erection of workshops and utility room.
Location: 12, Road from No Go By Hill to New Road, Nancherrow, St. Just.
(T. Cl. No Objection).

56/21 Application: PA21/03837
Proposal: Construction of agricultural building, greenhouse building and associated works on 35-acre farm.
Location: Bosavern Farm, Bosavern, St. Just. **(T. Cl. Will request extension until our next meeting on 21st June, 2021 to await comments from other consultees).**

b) Decisions

Application: PA21/01024
Proposal: Demolition of existing rear extensions, shed and boundary walls and construction of new extension with boundary walls rebuilt, together with re-positioning of oil tank.
Location Driftwood, 4, Truthwall Villas, St. Just **Approval** (T. Cl. No Objection).

Application: PA21/01991

Proposal: Various works to trees in a Conservation Area.

Location: Wintara, Botallack, St.Just .**Decided not to make a TPO (TCA apps)** (T. Cl. Noted)

Application: PA21/02125

Proposal: Replacement side extension, terrace over, alterations and reinstatement of railings.

Location: 35, Cornwall Street, St. Just. **Approval** (T. Cl. Whilst in principle the extension appears acceptable, Council supported the concerns expressed in WHS comments regarding the high level windows appearing unnecessary and the Applicant should be requested to omit these to leave the historic wall interest).

c) **Appeals** None

d) **Enforcements** None

TC.8 Finance

(a) Accounts for Payment of £7782.72 were presented for approval.

RESOLVED: To approve the payments **£7782.72**.

(b) Financial Assistance

Two applications were previously circulated to Councillors. Pendeen Rovers Football Club requested £2k and 'Making Noah's Ark Animals' as part of St Just Ordinalia requested £990.

RESOLVED: To approve the full payments to both Community Groups.

(c) Letters of thanks:

None.

(d) Mayors Allowance 2021/22

The Mayor was granted £1000 at the start of the year. Noted

TC.9 Neighbourhood Plan (NP)

No meetings have taken place. The Neighbourhood Planning Team will try to obtain a hard copy document for all Councillors. Deputy Mayor provided a leaflet and gave a summary of the importance of the Neighbourhood Plan.

TC.10 Library

The Click and Collect service continues although the option to open further was possible it is likely to be counterproductive until 21 June 21 with timed slots etc. The library has introduced a further service; copying from today. One confidential item is coming up in the closed section.

TC.11 Rule 8 of the Local Elections (Parishes and Communities) Rule 1986

As the Returning Officer received insufficient nominations for an election by the due date of 9 April 2021, candidates were elected uncontested. The Town Council will now fill the four remaining casual vacancies by co-option. A notice will be issued following this meeting for the noticeboards and on the Town Council website on 18 May 2021.

TC.12 Coronavirus Report

The Clerk is continuing to send emails from the various bodies such as CALC and Cornwall Council to Councillors. The next key date is the 21 June 21.

TC.13 Correspondence

The Council noted the following correspondence previously forwarded.

Article 4 Petition, Councillors may choose to individually complete the MP climate event correspondence.

TC. 14 Plain an Gwarry.

The Council was approached to allow filming in the Plain for short piece to camera in Cornish; not using any created structures involving just three people. The Council thanked those approaching the council for permission and gave their permission.

TC.15 Cornwall Councillor Report

West Penwith Community Network Panel Meeting on 20 May 2021 which will include a review of last year and be an opportunity to meet new members. The meeting after this will be the AGM - date to be set. The Community Renewal Fund was outlined it's a £3m fund to support priority places like Cornwall. The deadline is 18 June 21 and funds need to be spent by 31 March 2022. The network has speed visors planned to be introduced in October 21. The sites would need to be identified quickly. Recent meetings attended were the Police Liaison meeting and the Office Police & Crime Commissioner.

TC.16 Information Items and Matters to Report

The 12th July 21 meeting will be used for dividing up outside bodies roles and committees.

The Warrens Bakery site has been sold.

The current housing crisis is needing fresh approaches to tackle issues. Looking at Community Land Trust etc.

The mayor was given permission at a previous meeting to form a St Just Town Vitality Project Steering Group, to access funding and expertise to create a vision/ plan for the Town and gain some further funding/support to deliver it. Councillor Exelby had been invited to join the group along with the Cornwall Councillor.

TC.17. 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.18 Confidential Financial Matters

18a. Insurance

The insurance renewal is due on 1 June 2021. The council has the option for a 5-year LTA premium to obtain greater value than for a one-year option which would cost more for a year standard premium. It was previously agreed by Council to take out a long-term agreement with Zurich Municipal which has been running successfully: rather than renewing for single years. Annual cost £1,833.88 including tax.

RESOLUTION: Town Council accepts the 5-year contract and asked the Clerk to sign and accept the contract by writing to Insurance company

18b. Contractor for Electric Door (servicing/maintenance)

Cornwall Council have given details on the special contractor needed to service the door of their former building at a cost of £65 per year.

RESOLUTION: Town Council accepts the contract and asked the Clerk to sign and accept the contract by writing to the company ALTEGRA.

The meeting closed at 9.15 pm.

Page 7

Chairman's signature _____ Date _____