

MINUTES of the ORDINARY MEETING OF ST JUST-IN-PENWITH TOWN COUNCIL held in St Just Library, Market Street, on Monday 26 July 2021 at 7.15 pm

Present

Sue James                      Mayor  
Daisy Gibbs                  Deputy Mayor

Councillors

Howard Charman    Debbie Shephard  
Martin Cavell        Robert Chadder  
Doug Luxford        Leanne Marsden  
Farmer Morris       Jessica Morris  
Chris Denley

TC.60 Public Address at Council Meetings

Cornwall Council - Councillor Brian Clemens  
Planning Application PA21/003457 - Golf Club - Ann Twells.  
Dot Stevens and Judith Summers - The Neighbourhood Plan (NP)

Community Grants

Pendeen Cemetery - Delia Webb  
Children's Ark - Bridget Gibbs  
Citizens Advice Bureau - Wailim Wong  
Ordinalia - Mary Ann Bloomfield  
Nancherrow Centre - Daisy Gibbs

8 members of the public were present.

TC.61 Apologies for Absence

None.

TC.62 Declarations of Interest

Planning Applications  
Leanne Marsden PA21/ 003457

TC.63 Dispensations

There were no dispensations granted.

TC.64 Minutes

**RESOLVED:** That, the Town Mayor signs as a true and accurate record the Minutes of the Annual Meeting of the Town Council held on 12th July 2021.

TC.65 Matters Arising

None.

TC.66 Planning

a) **Applications**

**72/21 Application:** PA21/06014

**Proposal:** Replacement front porch. First floor rear extension. Replacement roof covering. Formation of parking area and vehicle entrance with non-compliance with Condition 2 in relation to decision notice PA20/03396

**Location** Millys Cottage, Kelynack, St Just.  
**(T. Cl. No Objection)**

**73/21 Application:** PA21/06257

**Proposal:** Installation of Juliet balconies and associated works.

**Location:** Corner Barn, Lower Boscaswell, Pendeen

**(T. Cl. Objection development will be overlooking neighbours' properties).**

**74/21 Application:** PA21/05538

**Proposal:** Construction of single dwelling and associated works.

**Location:** Land N.E of 6, Carnyorth Terrace, Carnyorth, St. Just.

**(T. Cl. Strong objection - The Council supports the comments made in the WHS Report and believes it will affect the heritage of the area. It also has poor road access).**

**75/21 Application:** PA21/05457

**Proposal:** Conversion and extension of existing storage/stables to form a residential dwelling.

**Location:** Wayside Farm, Higher Bosavern, St. Just.

**(T. Cl. No Objection)**

**76/21 Application:** PA21/06320

**Proposal:** Retrospective application for a garage with roof terrace above,

**Location:** Angice Barn, Leswidden, St. Just.

**(T. Cl. No Objection)**

Leanne Marsden left the meeting before the next application and took no part in the decision and returned once it was completed.

**50/21 Application:** PA21/03457 - Amended

**Proposal:** Construction of extension to Function Room, alterations to entrance to Clubhouse, two detached buildings to house additional guest accommodation, self-contained managers accommodation, and various associated works and internal alterations.

**Location:** Cape Cornwall Golf and Country Club, Road between Cape Cornwall Street and Upper Praze, St. Just.

(The Town Council took the decision to review this application at a future meeting once all the outstanding assessments are received i.e., ecological, transport, light and noise given the importance of the WHS location).

**26 July 21 Comments. The Town Council decided to await until all the reports are in and try to encourage better communications between local residents and those who submitted the application, Deferred.**

**b) Decisions**

**Application:** PA20/06231

**Proposal:** Changes to prior approved Planning (PA12/11270). Alterations and extension of existing Water Tower to be used as a residential unit.

**Location** Little Hendra Farm, Hendra, St. Just. **Approval** (T. Cl. No Objection).

**Application:** PA21/04225

**Proposal:** Change of an area of land to residential use and siting of a timber pod for use as a garden studio/office and associated works

**Location:** Land S.E. of Gews Farm, Bethany Place, St. Just. **Approval** (T. Cl. No Objection subject to the Environment Agency being satisfied).

**c) Appeals** None

**d) Enforcements** None

**e) Protocols**

**61/21 Application:** PA21/05100

**Proposal:** Conversion/Change of Use of existing agricultural buildings for incidental and auxiliary use to main dwelling house and associated works.

**Location:** The Barn, Dowran, St. Just.

Town Council commented: No Objection but would prefer the use of other materials to the windows and doors than that stated.

Cornwall Council stated: As the windows on the existing dwelling known as The Barn are white upvc on the elevation facing the two barns proposed to be converted, the proposed grey upvc is considered appropriate in this particular case.

Please confirm Town Council are still in support of the proposal.

**(Town Council are still in support of the proposal).**

**47/21 Application:** PA21/02999

**Proposal:** Construction of detached self-contained holiday unit to replace existing outbuilding.

**Location:** Cryor Farm, Newbridge, Penzance

Town Council commented: No Objection.

### **Background**

Cornwall Council stated: The site is located within the open countryside and isolated from people, buildings and places in the context of the NPPF and for planning purposes. Given the length of and narrow, un-made nature of the access track that links the site to the main road, the separation distance of the site from any services or facilities or to the nearest bus stop, it is likely that future occupiers would be heavily reliant on private motor vehicles and the provision of an additional unit for holiday letting would further exacerbate this intensification of vehicle trips to and from the isolated site.

Policy 5 of the Cornwall Local Plan is supportive of appropriate tourism development within the area and provides that proposed developments within the countryside must be of a scale appropriate to its location, or demonstrate an overriding business need to be in that location.

Policy 5 also requires that all such proposed developments must be sustainable and well served by public transport. It is considered that the proposed development would not be a sustainable or appropriate location.

In conclusion, the development if permitted would undermine the Council's and National Planning Policies in relation to sustainable tourism development, contrary to policies 1 and 5 of the Cornwall Local Plan Strategic Policies 2010-2030 and paragraphs 8 and 83 of the National Planning Policy Framework 2019.

I recognise the economic contribution that a holiday letting business would make to the rural economy in the area, including its spin-off on other tourist related local businesses, as well as the multiplier effects resulting from the construction project itself.

The proposed holiday let has all the day-to-day facilities of a dwelling. An exception in relation to new developments in the open countryside is provided for under Policy 7 of the Cornwall Local Plan. This policy supports development proposals within the open countryside where it is shown that special circumstances apply, such as the re-use of a redundant building or where accommodation is required for rural workers. In this instance the proposed scheme would not give rise to any such special circumstances. Consequently, the proposed development would be contrary to Policy 7 of the Cornwall Local Plan, which seeks to protect the open countryside from inappropriate development.

In light of the lack of policy support for the proposal, I intend to recommend the application for refusal. (Planning Officer)

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Chairman's initials\_\_\_\_\_

**(The Town Council considered the application last night (26 July 21) The development is in the countryside but the location is not isolated from people and all reasons provided previously above still apply and the Town Council believe they have strong reasons for its non-objection and request it is determined by Planning Committee).**

**Having made strong planning reasons to maintain the original position on the proposal against the Planning Officer recommendation, it is requested that the application is determined by the Planning Committee**

TC.67 Finance

- (a) Accounts for Payment of £8,712.15 were presented for approval and the Clerk went through the payments.

**RESOLVED:** To approve the payments **£8,712.15**

- (b) Financial Assistance  
None.

- (c) Letters of thanks:  
None.

- (d) The bench will be discussed in confidential section.

- (e). The Council was considering increasing the Fidelity Guarantee on Internal Auditor's advice to increase cover to £1m which will incur an additional premium of £45.65 until the next renewal. The annual increase will be around £50.00.

**RESOLVED:** To approve the increase to £1m and pay the additional increase.

TC.68 Committee Reports,

The Climate Change Committee met last week. Debbie Shephard - the Committee Chair gave a report on the recent meeting and potential projects like tree planting at the Secondary School by using Primary School children/scouts. The Committee plan to hold another meeting shortly.

TC.69 Neighbourhood Plan (NP)

Dot Stevens and Judith Summers gave the Council a full picture on the creation of the Plan following the Localism Act (2011) and the various stages of the Neighbourhood Plan from the start for the group in (2017) to its work right up to the current position. They then outlined the future Referendum process once the NP clears the remaining stages. The NP is currently with the External Examiner. St Just Town Council are the accountable Body and Judith will be sharing the details on the next bid with the Council.

#### TC.70 The Community Ambassador Project

Doug Luxford outlined the now completed project which was in partnership with Cornwall Council up to 31 March 21. It involved clearing up dog mess, monitoring areas after clean up and the progress in reducing incidents of fouling. Doug mentioned It was often combined with litter picking. Doug then stressed a lot of voluntary litter picking takes place in the town. Doug wanted the Town Council support with the new style project going forward by creating new posters, perhaps linking with Clean Cornwall and using the same approach as the Plastic Free project by spreading the word. This item will be brought back to the 2<sup>nd</sup> meeting in September. The Clerk will try and obtain details on “Clean Cornwall”.

#### TC.71 Library

On 19 July the Coronavirus National Lock Down restrictions were lifted and the library reopened on 20<sup>th</sup> July. Several limitations remain in place to control possible risks to health. The Town Council were also looking forward to 50 years celebrations organised by the Friends of the Library which was coming up this week on Thursday. The fire extinguishers were checked for serviceability by the contractor. The Clerk mentioned that a full fire drill was also carried out with alarms and a fire point check and then assembly outside last week whilst open to the public and before the 50<sup>th</sup> Celebration. The Mayor and Councillors wanted their thanks passed on to all Library staff.

#### TC.72 St. Just & District Trust – St Just Ordinalia 2021

Mary Ann Bloomfield and Bridget Gibbs gave an up- date on the 2021 Ordinalia event which will see plays taking place between Saturday 4<sup>th</sup> September and Saturday 18<sup>th</sup> September 2021 in the Plain an Gwarry. The Ordinalia is considered to be the oldest surviving trilogy of plays in Britain. The Town Council were grateful for the colourful presentation and thanked the presenters.

Noted.

#### TC.73 Community Grants Presentation from Community Groups

Five groups attended to present on how they have used their community Grants:

Pendeen Cemetery - Delia Webb  
Children's Ark - Bridget Gibbs  
CAB - Wailim Wong  
Ordinalia - Mary Ann Bloomfield  
Nancherrow Centre - Daisy Gibbs

Air Ambulance and Lafrowda missed the event but sent details on how the Community Grants had supported them in their work. St Just Rugby and Football Clubs both had AGM'S on the night and missed the event.

#### TC.74 Emergency Plan

The Mayor updated the Council following the recent virtual meeting. The group were double checking information and would bring back to the Full Council at the 2<sup>nd</sup> September meeting.

#### TC.75 Rule 8 of the Local Elections (Parishes and Communities) Rule 1986

The Senior Electoral Officer has confirmed the Council can now fill the vacancy by co-option, as provided for by Rule 8 of the Local Elections (Parishes and Communities) Rules 1986. The vacancy will be now advertised on notice boards and the website. All Councillors will then form a Selection Panel on 1 September and appoint the person at 7 September Council Meeting.

#### TC.76 Town Vitality Fund Bid/Welcome Back Fund/ update

Signed acceptance documents have been returned to Cornwall Council. The Town Vitality Fund Committee met on 21 July 21. The Clerk is liaising with Cornwall Council on the commissioning phase. The Council agreed to become the accounting body.

**Resolution** The Town Council agreed to become the accountable body for this fund.

#### TC.77 Local Housing Crisis

Martin Cavell outlined what is one of the biggest crises to be taking place in the parish and county. Landlords are trying to turn long term lets into summer lets to obtain better financial rewards. The renewal of long-term tenancies was proving difficult for families in the area. Lots of 2<sup>nd</sup> homes are adding to the shortage of housing stock available. More 1 or 2-bedroom affordable properties are needed. Councillors agreed with the suggestion that the Council should do what it can; including inviting Housing Associations to an October meeting. The topic will be brought back to the 2<sup>nd</sup> September meeting with a view that this topic becomes a standing item on future agendas The Clerk will invite Housing Associations to meet with the Council in October.

**Resolution** The Town Council agreed to bring back the discussion to the 2<sup>nd</sup> September meeting with a view that this topic becomes a standing item on future agendas. The Clerk will invite Housing Associations to meet with the Council at an October meeting.

#### TC.78. Correspondence

Councillors discussed Cornwall Council Newsletter previously circulated which contained several items of interest to Councillors:

Tour of Britain Chris Denley as the Council link councillor confirmed that no organisation events are taking place and the event is likely to pass through the town very quickly. Cornwall Council/Tour of Britain/ Police will keep the traffic flowing through the town during the time of the event. Cornwall Council have parking restrictions in place.

Queen's Platinum Jubilee. would come back to the 2<sup>nd</sup> September meeting.

St Just School Parking No further correspondence.

TC.79 Plain an Gwarry.

A Dog Warden will be visiting the town in the next few weeks and had noted the report of dog fouling and the individual ignoring the signage and allowing dogs into the plain

2<sup>nd</sup> E- mail had been received from Historical England acknowledging the Town Council has agreed a plan of work in November/December 21. Adam Sharpe is drawing up costings/plans.

TC.80 Cornwall Councillor's Report

It has been a busy month mainly dealing with enforcement issues and the situation has reached the point whereby I have had to arrange a monthly meeting with the enforcement team to keep on top of all the relevant cases.

B3071 update - having attended a team's meeting with the officers setting the works programme for the improvement of safety issues previously identified, Cllr Andrew George and myself had the opportunity to add anything we thought had been missed from previous conversations with our respective councils. The main issue as far as I could see, was that no actions had been taken to slow the traffic in Fore Street. I suggested that, before the scheme goes out to consultation hopefully in September, a solution was put in place. In light of recent events where a member of the public was struck by a wing mirror of a passing vehicle and the elderly who struggle to cross the road safely, I feel it is important to have some means of controlling the speed.

Another matter was raised on behalf of Sancreed Parish Council regarding "horses crossing" signs at Lesingey Lane. My understanding is that the consultation period will be 28 days. I have asked that all councils involved be notified earlier, but have had no positive reply as of yet.

I have had two reports of cars being damaged on Bosorne Road. Also the Fire Brigade having carried out an accessibility of roads in the town one Tuesday evening, were unable as usual to access many streets, especially around the Benoni Nursing Home.

As many of you will no doubt know, the CEE environment bill was not accepted by Cornwall Council. The cabinet will now introduce their own bill no doubt. Cllr Edwina Hannaford tried in vain to get the bill through as part of the bill is already at the House of Lords, which many thought made perfect sense, but sadly that was outvoted.



Housing I know is a talking point at your meeting tonight. This too was basically a shambles at the full council meeting with the opposition parties and groups unable to agree a joint motion; the cabinet will simply choose their own path again.

With regards to planning, at the moment there is a backlog of planning applications to clear so some may reach you with little opportunity to defer. Officers are at full stretch but will continue to do the best they can. I also have weekly meetings with officers to try and speed up the process.

At full council at the end of the agenda we as County Councillors get the opportunity to put questions directly to Cabinet Portfolio Holders, so I have heard for many weeks whispers regarding the return of community recycling bins. I asked Cllr Mould if it was going to happen and if so who would pay, how would cost be applied, or if as this was a conservative manifesto pledge, how would the council find the money to reinstate the service without a charge being directly placed on those councils wishing to take part Her response was that she is in talks with one council at present regarding reinstatement of the service. I asked if at the next full council meeting, we could have the findings of her report presented to all members and could it then be presented to all network panels for all to have the chance to reinstate the service across all parts of Cornwall not just some chosen by Cabinet. Hopefully the outcome will be the right one.

I would like to mention St Just in Bloom members who after many challenges have made a sterling effort to bring some colour back into the town after what has been a very trying period for many residents, and thank those members of the business community who have also played their part.

A special mention for Fynn Tucker from the Kurt Jackson Foundation who approached me just before we all had to open up with some trepidation on the 19<sup>th</sup> of July. The poster and message he came up with was a brilliant idea and has been well received by the business community and our customers alike. Once more St Just leads the way as I passed this poster on to James Hardy to pass to other members of the network panel.

With regards to the blocked stiles from the Church down to Nancherrow, I asked Pip Morse the footpath contractor for his opinion and he said he felt that it was dangerous and I will report to Cornwall Council as soon as possible.

Sadly, I have had reports for many weeks now about thefts and the riding of motor scooters by a teenager from St Just who is underage. Unfortunately, a gentle approach had no effect so I had no choice but to involve the police on Saturday. He was stopped by PCSO Tonkin and a colleague and the bike was taken to be crushed and he was issued with a Section 59 warning for motoring offences. Not the ideal way but with public safety paramount in our minds, was the only option open to us.

TC.81 Information Items and Matters to Report

Sue James updated the Town Council on the latest information on Dark Skies.

Doug Luxford mentioned the Pfizer COVID vaccination walk-in clinic on Sunday 1 August, 11am-3pm at the Centre of Pendeen, Church Rd, Pendeen,

Several Councillors discussed Cornwall Council's issues such as toilets being left open in the early hours, road signage, mature trees being cut down, nettles and overgrowth of weeds by the allotment entrance.

TC.82. 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.83 Confidential Financial Matters

The Clerk had shared costings with the council previously and the council discussed the costings for the bench at Botallack/Creswell

**RESOLUTION:** The Town Council instructed the Clerk to accept the costing for the bench at Botallack/Creswell on behalf of the Council and request the contractor be engaged to carry out the work to the bench at a cost of £290.00 from Mr Neil Hancocks.

The meeting closed at 9.55 pm.

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