



## HAYLE TOWN COUNCIL

**COUNCIL MEETING**

**THURSDAY 21 NOVEMBER 2013**

Minutes of the Hayle Town Council Meeting held at the Hayle Community Centre, Hayle on Thursday 21 November 2013 commencing at 7.15pm with a **Public Participation Session**.

### **PRESENT**

Councillor G Coad (Deputy Mayor)  
 Councillors J Bennett, B Capper, D Cocks, J Coombe, N Farrar, L Fox, R Lello, H Lyons, B Mims, O Philp and C Polkinghorne

Town Clerk Eleanor Giggall

### **7.16PM PUBLIC PARTICIPATION SESSION**

Paula Peek, from Plantation Lane, read out a letter objecting to planning application PA13/09152, 3 Foundry Lane. Her main grounds for objection were traffic and parking issues, noise and light pollution, and general anti-social behaviour at night. She said that she was also speaking on behalf of Margaret Mason, from Plantation Cottage. She objected to both day- and night-time use, but particularly to night-time use.

[7.18pm Councillor Capper enters the room.]

Jeremy Joslin also spoke in objection to this planning application, mainly on the grounds of a foreseen increase in traffic and parking problems in the area, especially due to the fact that permission had already been granted to convert several buildings in the area to commercial spaces.

[7.20pm Councillor Farrar enters the room.]

Mr Joslin objected to both day- and night-time use, but particularly to day-time use.

David Dawe spoke, for himself but also on behalf of neighbours, objecting to planning application PA13/06108, 52 Trelissick Road, which had been amended since his previous objections. He said that his grounds for objections remained the same: danger from traffic, overdevelopment and impact on the conservation area. He thought that if planning permission were granted it would be a catalyst to further development in conservation areas in Hayle.

[7.20pm Councillor Lello enters the room.]

Wendy Thomas also spoke against this planning application. She thought that if planning permission were granted the property owners would apply for garages and rooms above garages in future. She also had concerns that nearby land, assumed to be a public lay by but in fact owned by her, would be used more frequently by drivers caught out by the sharp bend in the road, due to the increased traffic caused by the development.

Paul Pellegrinetti spoke regarding the Neighbourhood Plan. He said he wanted an interim plan so that there could be bilateral communication between Hayle Town Council and the public. Regarding the issue of having a nightclub in Hayle, he thought the planning application on the agenda would be unobtrusive but accessible to the people who would want to use it. He thought everyone would like to see a nightclub in Hayle.

### **7.30PM THE MEETING COMMENCED**

#### **389 CHAIRMAN'S ANNOUNCEMENTS (FOR INFORMATION ONLY)**

The Clerk reminded Members of the planning training that would take place on 11 December 2013. Councillors Farrar and Lello added their names to the training list.

The Clerk passed on a plea from the Carnival Committee for volunteer marshals on 7 December 2013.

#### **390 TO RECEIVE APOLOGIES**

Apologies were received from Councillors Ninnes, Pollard and Rance.

#### **391 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS**

Councillor Coombe declared an interest in agenda item 9a (Minute 397a refers) and made the following statement: - 'In commenting on these applications I should make it clear that my comments are based on the information currently available and do not commit me to taking the same position if the matter is discussed at the Cornwall Council Planning Committee and full information is available.'

Councillor Capper declared an interest in PA13/09152.

#### **392 TO APPROVE THE MINUTES OF FULL COUNCIL MEETING 7 NOVEMBER 2013**

**It was resolved** that the minutes of the Full Council meeting 7 November 2013 be taken as a true and accurate record, the Deputy Mayor signing each page before placing them in the record book.

#### **393 TO DISCUSS MATTERS RAISED DURING PUBLIC PARTICIPATION 7 NOVEMBER 2013**

There were no matters outstanding.

#### **394 HAYLE HARBOUR - SOUTH QUAY UPDATE**

- a) Simon Humphrey, Project Manager, Bowmer & Kirkland Ltd, to present his first monthly status report to Council

The Clerk announced that she had received apologies from Simon Humphrey earlier in the day.

- b) To consider the dedication from Hayle Town Council to Cornwall Council of a small strip of land, part of The Plantation at its junction with Foundry Lane

and the B3301, to allow for modification of the cycleway - Plan to be supplied by Ray Crabb, Estate Adoptions Officer, Cornwall Council, at the meeting

Ray Crabb explained how the toucan crossing west of Jewsons would go and be replaced with toucan crossings at the entrance to the new ASDA store. Councillors agreed that Hayle Town Council had wanted to improve this junction for a long time, but the Clerk was asked to give advice regarding any legal issues which might accompany giving away Council land.

**It was resolved** to dedicate to Cornwall Council a small strip of land, part of The Plantation at its junction with Foundry Lane and the B3301, to allow for modification of the cycleway, subject to legal requirements.

**395 TO RECEIVE A PRESENTATION FROM BILL OAKLEY FROM CRANFORD DEVELOPMENTS AND ASSOCIATED CONSULTANTS REGARDING THE PROPOSED NEW RETAIL PARK ADJACENT TO THE EXISTING WEST CORNWALL SHOPPING PARK**

Bill Oakley presented a general overview of the proposed development and introduced his colleagues: Wyn Evans who would speak on public consultation; Andrew Lane on architecture and design; Mike Axon on highways issues; and Roger Birtles on planning.

Wyn Evans reported on local consultation and feedback to date. He said that feedback was still coming in, but that so far 94% of respondents were very supportive. A detailed document would be issued shortly and a copy sent to the Clerk. He said that the issues most commented upon were (in order of importance to the public): additional/alternative retailers; employment opportunities; the need for adequate parking; the impact on the A30; and finally, impact on local traffic.

Andrew Lane presented boards of the site plan and main perspective. He said that they had taken on board comments and criticisms from the Cornwall Council design review panel and now they would be looking to use materials typically used in Cornwall for external finish of buildings and landscaping; the development would no longer have its back to Hayle; the main entrance would give priority to pedestrians from the existing retail park; the paving would be similar to that used on North Quay and there would be small speed bumps throughout; wildlife and wetland planting would be brought into the development itself and the old historic railway would be brought back to life; there would be a seating area; and the architecture of Phase 1, which would be nearer to Angarrack, would be softer with simple Cornish pitched roofs and using local materials such as slate, timber cladding and coastal gravelling.

With regard to highways, Mike Axon reported that any improvement to the Carwin Rise/Loggans Moor junctions would not be just for the development, but would be in conjunction with Cornwall Council's improvement measures. The main roundabout (which Councillors knew as Carwin Rise, but the developers and Cornwall Council called Loggans Moor) would have more lanes and signalised entry and exit lanes. To make room for the extra lanes the size and shape of the current roundabout would be reduced to a smaller 'egg-shape'. He stated that there would still be queuing at the roundabout, but that the changes would give a lot more capacity than would be required for this development. Amendments would also be made to the two mini-roundabouts near Lidl. For pedestrians the current bridge over the A30 would be kept and the road into the development would be slower and more pedestrian-friendly. A segregated footpath would link the development to Angarrack, at the entrance of which would be a gateway feature and a reduction in speed limit to 20mph.

Roger Birtles reported that they were hoping to submit a full planning application by the end of the year, accompanied by a full suite of issues, including sequential approach and retail impact. He believed that this development would help to keep people who currently leave Hayle for fashion shopping in Hayle and would attract other people to Hayle. He said that at the public consultation this was a key feature for people. He hoped that the planning application would be ready to be submitted by the end of this year, go before the Strategic Committee sometime in May, June or July 2014, and that building would commence in November or December 2014.

In the question and answer session the following issues arose:

The car park would be gated with a barrier lowered at night to stop anti-social behaviour there. As parking would be restricted to about 500 spaces, retail staff would be encouraged to travel by bus and bicycle and not to park on Marsh Lane Industrial Estate. Councillors were informed that there would be a requirement for a transport plan to be prepared. Councillor Cocks asked if Hayle Town Council could have a representative on any transport committee and was told that this would be investigated, as would the idea of providing special employee bus services, such as that currently operated by Tempest. Another idea mooted was that each retailer provides a number of designated parking spaces within the curtilage of their premises.

Members were assured that there would be detailed analysis of data relating to retail at the site and a sequential test would be applicable. Also, the proposed 450 jobs included both full- and part-time positions, with this figure being broken down in an employment report to come. Regarding employment opportunities for people living in Hayle, the Council was reassured that there would be a memorandum of understanding to try to ensure that local people apply for and, where appropriate, get jobs. A Member's suggestion that retailers be encouraged to guarantee an interview for anyone living in the area was also noted.

With regard to tackling congestion on the main A30 roundabout, the Cranford representative said that the highways department had won pinch point funding to increase lanes to two on the incoming southbound A30 and that it was hoped that this would fund the scheme. Councillors doubted that the money available would be sufficient. Answering concerns that traffic lights would slow down, not speed up traffic, and why there was a need for changes to the double mini roundabout, Members were assured that nothing would happen unless the highways department at Cornwall Council was happy.

Finally, it was reported that Debenhams wanted to build one store in West Cornwall and a large store in Truro. It wanted to come to an established retail park, so West Cornwall Shopping Park was the ideal venue.

The Deputy Mayor thanked Bill Oakley and his associates for their attendance and presentation.

### **396 CONSULTATION – TO CONSIDER THE NHS KERNOW DRAFT STRATEGY DOCUMENT: IMPROVING PATIENT EXPERIENCE THROUGH EFFECTIVE ENGAGEMENT AND MEANINGFUL INCLUSION AND TO COMPLETE THE RELATED SURVEY**

**It was resolved** that Councillors complete the survey as individuals.

Councillor Lyons asked that his disagreement with Hayle Town Council's decision not to discuss the report before completing the survey as individuals be recorded.

**397 PLANNING MATTERS**

- a) To consider Planning Applications: PA13/08616; PA13/09443; PA13/06108; PA13/09579; PA13/09281; PA13/09468; PA13/09470; PA13/09389; PA13/09152; PA13/09797; and PA13/09327

Councillor Bennett declared an interest in PA13/09152.

[9.24pm Councillors Bennett and Capper leave the room.]

[9.35pm Councillors Bennett and Capper re-enter the room.]

**For the resolutions on individual planning applications see Appendix A attached.**

[9.37pm Councillor Capper leaves the room.]

- b) To note the results of previous applications

**It was resolved** to note the results of previous applications.

- c) Hayle Neighbourhood Plan Update

Councillor Bennett announced that the next Neighbourhood Plan meeting would take place at 6.30pm on Thursday 28 November 2013 in the Assembly Room at the Community Centre (before the Resource Committee meeting scheduled for 7.30pm that evening).

Councillor Bennett also spoke regarding Mr Pellegrinetti’s comments during Public Participation earlier in the evening. He said he wanted to make it clear that only the Neighbourhood Plan would have any legal standing and that all members of the public are welcome to attend the Neighbourhood Plan meetings. Mr Pellegrinetti was also reminded that everyone was welcome to approach Councillors on issues regarding the town.

**398 FOOTPATHS**

- a) Maintenance Update

It was reported that the feedback from Cornwall Council regarding Bridleway 22 stated that the bridge over the Wharves Branch Line was only suitable for bridleway traffic.

The meeting closed at 9.50pm.

Approved by the Council as a true record, at its meeting 5 December 2013

**Town Mayor**.....

**Date**.....