



HAYLE TOWN COUNCIL

COUNCIL MEETING

THURSDAY 16 APRIL 2015

Minutes of the Hayle Town Council Meeting held at the Hayle Community Centre, Hayle on Thursday 16 April 2015 commencing at 7.21pm with a **Public Participation Session**.

PRESENT

Councillor G Coad (Mayor)

Councillors J Bennett, B Capper, D Cocks, J Coombe, N Farrar, L Fox, R Lello, B Mims, J Nannes, O Philp, J Pollard, A Rance and B Wills

Town Clerk Eleanor Giggall

7.21PM PUBLIC PARTICIPATION SESSION

Brian Seagrove, Chartered Surveyor, spoke regarding planning application PA15/02318. In response to his question he was informed that individual Councillors would have seen the relevant documents and comments online before the meeting or would see them as they were circulated during the relevant agenda item. Mr Seagrove said that the statements in his neighbour's objection were erroneous, including that regarding flooding. There might possibly be some storm flood run off, but that this would not apply to the location where the dwelling would be. He added that trees would screen the dwelling from view.

Jonathan Lethbridge of 57 Hollows Terrace spoke on behalf of his neighbours and himself about the legality of the planning application regarding access issues relating to the lane behind Hollows Terrace which was being used by developers of new properties in the grounds of 2 Caroline Row. He was informed that the matter was being dealt with by Cornwall Council, which had deemed this a civil matter and that in any case the Town Council's only role in planning was to comment on applications. Councillor Pollard offered to speak with Mr Lethbridge after the meeting to try to resolve the issue.

The Clerk reminded the meeting that if an answer to issues raised in Public Participation could be given on the night it would be given; otherwise the matter would be placed on a future agenda if it was something the Town Council could address. Mr Lethbridge acknowledged that when this planning application came before the Town Council for comments it did deal well and fairly with it then.

[7.30pm Councillor Fox joined the meeting.]

Wendy Hartman spoke in objection to planning application PA15/02318. She said that 20/21 Parc-An-Dix Lane was Riviere House, a listed building, and that the proposed dwelling would impinge on the setting of an important historic building. In response to this Mr Seagrove said that there was already precedent for building in the vicinity of Riviere House.

Robert Jones spoke regarding anticipated flooding issues at the new properties backing onto Hollows Terrace. He said that a response from the Environment Agency agreed that there

would be a flood risk as the new houses were being built below flood level and that he had raised this issue with Cornwall Council when the application was first considered. He gave a copy of the information to Councillor Pollard.

John Treloar spoke on behalf of the boat users of Hayle Harbour. He said that they wanted to be able to get to their boats with a vehicle to load and unload. There was no problem on South Quay, but that they were shut off from the lower level on North Quay. This was an area where fish were dealt with and a barrier should be installed to prevent dog walkers, who should use the upper level only. Mr Treloar was informed that this issue had been considered at a Hayle Harbour Advisory Committee meeting and that the Harbourmaster, Peter Haddock, was keen to resolve the problem and was dealing with it. Confidence was expressed that a solution would be found, although the meeting was informed that ING, the former owners, had wanted maximum pedestrian access and in response to a complaint from a member of the public had installed blocks on the lower level which obstructed boat users. It was suggested that signage informing of priority for harbour users be erected.

David Pearce, a member of the Hayle Harbour Association, said that he was concerned about the new harbour owners and wanted to know what they were proposing to do with the harbour.

At this point Simon Wright, representing Corinthian Land Ltd - the new owners of the harbour, entered the room and introduced himself. He said that he had just been with the Harbourmaster and had authorized the purchase of pontooning so the fishermen could be safe and able to go about their business more easily. He added that he had only been in Hayle for two days and asked for some time to familiarize himself with harbour affairs.

Councillor Lello said that he and other boat users had met Mr Wright that morning and was pleased that he seemed keen to get things in the harbour working for the benefit of everyone, was here for the long term and would not sell off small parcels of land, but would work with a housing developer. Mr Wright had said that he was keen for feedback from harbour users and the people of Hayle.

Mr Treloar suggested creating a private car park for fishermen on the lower level of South Quay as there was a lot of room available there. He also suggested that the car park on North Quay which was currently closed could be opened to the public and would bring in income from holidaymakers.

David Gray introduced himself as a frequent walker on South Quay in the evenings. He said he was worried about drunken teenagers who had been seen climbing down ladders to the harbour. He was also concerned about a number of suspicious parked cars there and suggested that the area should be patrolled by a security guard. Simon Wright advised that CCTV was to be installed throughout the harbour area.

Adrian Lassiter said that he understood that the new owners needed to make a return on their investment, but he sought assurances that there would be a balance of benefits for both local users and new users and that locals would not be disadvantaged by new leisure and commercial uses of the harbour and harbour area. Simon Wright answered that they were investigating building social housing, housing for low rent/shared equity, but that there was also a need to bring new money into the town too. He added that he could not guarantee anything, other than that he was more interested in doing what was right for everyone in the town than in squeezing out every last penny, although they did need to make a profit.

In response to a question from Robert Jones regarding the ruts in the car park on Harvey's Towans and the potential positive PR Simon Wright would receive if he filled them with gravel, Simon Wright answered that he had been there that morning and agreed that it needed addressing. He said he would get the gravel levelled out and steps put in where necessary. He added that he did not want to lose the commerciality of the harbour.

7.54PM THE MEETING COMMENCED

267 CHAIRMAN'S ANNOUNCEMENTS (FOR INFORMATION ONLY)

The Mayor welcomed the new Councillor, Councillor Bernie Wills who had been co-opted onto Hayle Town Council at a special co-option meeting earlier in the month. Councillor Wills had been Mayor of Marazion Town Council, but she was originally from Hayle and was now back living in the town.

268 TO RECEIVE APOLOGIES

Apologies were received from Councillor Polkinghorne.

269 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

Councillors Coombe and Pollard declared an interest in agenda item 12a (Minute 278a 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.'

270 TO APPROVE THE MINUTES OF THE FULL COUNCIL MEETING OF 2 APRIL 2015

It was resolved that the minutes of the Full Council meeting 2 April 2015 be taken as a true and accurate record, the Mayor signing each page before placing them in the record book.

271 TO DISCUSS MATTERS WHICH WERE RAISED DURING PUBLIC PARTICIPATION 2 APRIL 2015

There were none.

272 TO BE INTRODUCED TO SIMON WRIGHT, REPRESENTATIVE OF THE NEW OWNERS OF HAYLE HARBOUR, CORINTHIAN LAND LTD, BY SIMON CLARKE

Simon Clarke formally introduced Simon Wright, explaining that ING Real Estate had sold its interests in Hayle Harbour and the surrounding land to Corinthian Land Ltd. He looked forward to an exciting positive future.

Councillors welcomed Mr Wright and said that after the meeting some of them had had with him the previous day and listening to what he had to say in Public Participation they looked forward to a positive future working together with Simon Wright and other representatives from Corinthian Land Ltd for the benefit of the town.

In answer to a question regarding the consultation on the future of the harbour and the possibility of the management of it being handed over to a community group, Mr Wright said that he had an obligation to carry out the consultation, but that whatever happened it had to be what was best for the harbour. When its future was sustainable they would carry out what was agreed after the consultation; he added that nothing was not on the table.

There was general agreement that everyone looked forward to the necessary sluicing being carried out.

Simon Clarke was asked when the bridge over Penpol Creek would be built and answered that the responsibility for it had been passed to Peveril Securities, which he was still involved with, and that he hoped that a draft order would soon be ready for submission to the Department of Transport. He added that consultation with other statutory bodies still needed to be carried out and that getting everything in order would take longer than had been expected. He expected that the bridge would be erected in parts from pontoons in the harbour.

The Mayor thanked Simon Wright and Simon Clarke for attending the meeting.

273 TO APPROVE THE UPDATED FINANCIAL REGULATIONS

It was noted that a couple of amendments to the original draft of the updated Financial Regulations had been made. The Resource Committee had approved the increases in amounts at which seeking quotations and tendering had to be undertaken, from £500 to £1,000 and from £5,000 to £10,000 respectively.

It was resolved to approve the updated Financial Regulations including the above amendments.

274 TO APPROVE THE STATEMENT OF INTERNAL CONTROLS

It was resolved to approve the Statement of Internal Controls.

275 TO APPROVE THE PROPOSALS CONTAINED WITHIN THE PAPER REGARDING THE AMENITIES SITES TRANSFER

It was resolved to approve the proposals contained within the paper regarding the amenities sites transfer and that they become Hayle Town Council policy.

The Clerk agreed to circulate a map/maps of the sites to define the areas being taken back.

276 CONSULTATION

- a) To consider the 'Case for Cornwall' document; to declare support for the document by completing the '#stand up for Cornwall' form if appropriate; and to provide additional comments and/or pledges of support if so desired

A brief explanation of the history and current status of plans for devolution of powers for Cornwall was given and the Town Council was advised that Cornwall Council was looking for support for the plans so far. A full consultation regarding the 'Case for Cornwall' would take place in July, after the General Election and the Town Council would again be asked for its views. Cornwall Council hoped to gain freedom and flexibility for Cornwall and although it was happy to cooperate for regional flexibility it did not want to be controlled by an administration within the region, but outside Cornwall.

It was agreed by Town Councillors that this was a good initiative and should help to secure better funding for Cornwall.

It was resolved to declare strong support for the ‘Case for Cornwall’ document and to tick all the benefits on the ‘#stand up for Cornwall’ form, including ‘other’ to be specified as ‘planning’. (See Appendix B)

[8.20pm Councillors Mims and Rance left the room.]

[8.21pm Councillor Mims re-entered the room.]

277 HAYLE NEIGHBOURHOOD PLAN UPDATE

It was reported that the second consultation was well underway and that 130 online responses and a number of hard copy responses had been received to date, with most respondents supporting the vision, aims and objectives in the consultation questionnaire; the small percentage who disagreed did so regarding land allocation. Gratitude was offered to The Cornishman for publicising the consultation. Councillor Bennett was to contact the Hayle Chamber of Commerce, Councillor Fox was tasked with further publicity and Andy Golay had put the Steering Group in touch with a suitable candidate for transport consultant to advise on access issues. It was reported that a new funding source had become available for this so it did not need to make an impact on existing funds.

[8.25pm Councillor Pollard left the room.]

[8.40pm Councillor Pollard re-entered the room.]

278 PLANNING MATTERS

- a) To consider Planning Applications: PA15/02265; PA15/02318; PA15/02545; PA15/02669; PA15/02958; PA15/02844 and PA15/02898

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

Regarding PA15/02318:

It was resolved:

i) to request an extension on the deadline to allow for a site visit and to ask for a comment from the Conservation Officer or a conservation comment from the planning officer before the site visit. The decision for comment to be delegated to Councillors who attend the site visit.

ii) that if no further extension on the deadline for comments from Hayle Town Council were granted, it would make no comment other than that it is concerned that that it is unable to determine without the Conservation Officer’s comment and that it would support the view of the Conservation Officer.

- b) To note the results of previous applications

There were none.

279 FOOTPATHS

- a) Maintenance Update

It was reported that Chris Bray of Cherry Trees Garden and Landscaping Service had signed the forthcoming year’s schedule and that the first cut was due in May.

There was a short discussion regarding Footpath 16 around the weir. It was noted that the footpath was now closed, as it had been all of the previous season. The Clerk agreed to ask the contractor if it would be possible to gain access so that maintenance could be carried out.

It was noted that designated footpaths were the Town Council's responsibility to maintain and trim, ensuring access, excluding the 'Urban Paths'. Surface issues remained the responsibility of Cornwall Council.

280 TO ELECT THE MAYOR AND DEPUTY MAYOR DESIGNATE FOR 2015/16

The Clerk informed the meeting that she had received a paper nominating Councillor Coad for Mayor, proposed by Councillor Capper and seconded by Councillor Philp. There were no other nominations.

It was resolved that Councillor Coad be elected as Mayor Designate 2015 – 2016, by unanimous vote.

The Clerk informed the meeting that she had received a paper nominating Councillor Farrar for Deputy Mayor, proposed by Councillor Ninnes and seconded by Councillor Pollard. There were no other nominations.

It was resolved that Councillor Farrar be elected as Deputy Mayor Designate 2015 – 2016, by unanimous vote.

The meeting closed at 9.12pm.

Approved by the Council as a true record, at its meeting 7 May 2015.

Town Mayor.....

Date.....