



## HAYLE TOWN COUNCIL

**COUNCIL MEETING**

**THURSDAY 17 MARCH 2016**

Minutes of the Hayle Town Council meeting held at the Hayle Community Centre, Hayle on Thursday 17 March 2016 commencing at 7.15pm with a **Public Participation Session**.

### **PRESENT**

Councillor N Farrar (Deputy Mayor)  
Councillors J Bennett, B Capper, D Cocks, J Coombe, R Lello, B Mims, J Ninnes,  
O Philp and A Rance

Clerk Eleanor Giggall

### **7.19PM PUBLIC PARTICIPATION SESSION**

Paul Pellegrinetti reported more graffiti on the way through Harvey's Way and offered to help to get rid of it. Members thought this was a new lot of graffiti which looked to be by the same culprit as the earlier graffiti. It was reported that the police were aware of who was responsible although they had not taken any action to date.

The Clerk undertook to report the new graffiti to the police and to Cornwall Council (CC).

### **7.22PM THE MEETING COMMENCED**

#### **232 CHAIRMAN'S ANNOUNCEMENTS (For Information Only)**

There were no announcements.

#### **233 TO RECEIVE APOLOGIES**

Apologies had been received from Councillors Coad, Lawrence, Polkinghorne, Pollard and Wills.

Councillor Bennett apologised in advance for leaving the meeting at 8.25pm.

**It was resolved** that agenda item 16 be brought forward to follow item 7 to allow Councillor Bennett to present the item on behalf of Marcus Healan who was unable to attend due to illness.

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

Councillor Coombe declared an interest in agenda item 17a (Minute 248a 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.’

**235 TO APPROVE THE MINUTES OF FULL COUNCIL MEETING 3 MARCH 2016**

**It was resolved** that the minutes of the Full Council meeting 3 March 2016 be taken as a true and accurate record, the Deputy Mayor signing each page before placing them in the record book.

**236 TO DISCUSS MATTERS WHICH WERE RAISED DURING PUBLIC PARTICIPATION 3 MARCH 2016**

The poor state of the railway station waiting area and footpath opposite had been reported to First Great Western, who had undertaken to inspect and rectify.

**237 REPORTS OF OTHER COMMITTEES FOR APPROVAL**

- a) To receive the report from the Harbour Committee meeting 11 February 2016
- b) To receive the report from the Amenities Committee meeting 22 February 2016

The Clerk apologised for the fact that neither minutes for a) nor b) were ready for circulation and said they would be presented at the next appropriate full council meeting.

**238 TO RECEIVE A PRESENTATION FROM MARCUS HEALAN, CORNWALL COUNCIL STRATEGIC PLANNING OFFICER, REGARDING THE CORNWALL ALLOCATIONS DPD (HAYLE) AND THE HAYLE TOWN FRAMEWORK AND TO CONSIDER AND APPROVE THESE DOCUMENTS**

It was reported that unfortunately Marcus Healan was unwell and unable to attend the meeting. Councillor Bennett undertook to present the reports in his capacity as Chairman of the Neighbourhood Plan Steering Group.

**Cornwall Allocations DPD – Hayle** (Document available in Clerk’s office 1.7.16.16)

The changes to the document were based on the feedback Marcus Healan had received from Hayle Neighbourhood Plan meetings and Councillor Bennett believed the allocations document was close to what the town council wanted. Some changes had been made to the earlier draft, which were mainly corrections to minor errors.

**It was resolved** to object to the reduction to 30% affordable housing and to declare that Hayle Town Council would like either the percentage of required affordable housing to be returned to 40%, or the requirement that all developments have more social rented housing to be added, which would address the fact that affordable housing is not really affordable for local people on local incomes.

**It was resolved** to endorse the draft plan, with the following comments and amendments:

- Map on Page 4: The yellow dots signifying urban housing should be removed from HR2 – the one at R&J Supplies because development here should be mixed, not housing alone; and the other as it had not been agreed that this area should be housing.

- Map on Page 15: Policy H-UE1 – it should be clarified that the hatched area designating an allocated employment site was indicative of size rather than location and that the employment could occur at one or more sites anywhere within H-UE1.
- Map on Page 19: Policy H-ED1 – now shown as 1.7 hectares which would be big enough to increase capacity at the school from 1.5 to 3 form entry. It was noted that this area ate into the area that Linden Homes wanted and were the Linden Homes development to be approved there would not be enough space for 3 form entry at the school. In addition, were all the proposed housing to be built in one go, there would be nowhere for the children to go to school. The town council felt strongly that there should be a limitation on housing development until there were sufficient school places for all children in Hayle. Infrastructure development needed to be phased in line with housing development. This was particularly important for Penpol School, where 35% of applicants who had listed it as their first choice had already been turned down.
- Transportation: Regarding a new junction with the A30, members wanted the proposed sites at both High Lanes and Tolroy protected. It was emphasised that the strength of the Tolroy Junction was that it would provide greater connectivity between Hayle and Helston as it would give access to the Helston Road removing the need for traffic, particularly heavy goods vehicles, to Helston to move through Hayle town centre and remained the first preference of the council.
- Policy H-E2 St Erth: members supported the policy but questioned if it should be in the Hayle Plan as it was outside the Hayle area.
- Policy H-E4 Griggs Hill: members supported the policy but questioned if it should be in the Hayle Plan as it was outside the Hayle area.

#### **Hayle Town Framework – Draft March 2016** (Document available in Clerk’s office 1.7.16.16)

Marcus Healan had informed Councillor Bennett that this document was being used as an evidence base, although it was understood to be an update of the 2010 work-in-progress.

During discussion of the document members questioned why the Town Framework boundary was substantially different to the recognised parish boundary. They also wanted to know what the role of the Town Framework was, although it was recognised that the Cornwall Allocations DPD was the main document and its accuracy was most important.

**It was resolved** to endorse the Hayle Town Framework – Draft March 2016, with the following comments:

- Page 4-5 – the population growth from 9,500 to 13,650 was stated as an increase of around 30%. One of these figures must be wrong and clarification is required.
- Page 5 – the average wage £424.50 is way too high and is inconsistent with the DPD and clarification is required.
- Page 8 – the town council would like to see engineering added to ‘Hayle Key Aims number 3’.

## **239 HAYLE NEIGHBOURHOOD PLAN UPDATE**

It was reported that the aim was for the next stage of consultation to commence on 2 April 2016 with an online 'Survey Monkey' survey. How to get printed copies for people who were not online was to be discussed and it was hoped that the forthcoming edition of the Hayle Pump would advertise this stage of the consultation. It was reported that policies would probably change quite a bit after the next consultation. Some draft policies were expected to fall away as they had been included in the Cornwall Local Plan, but that special spatial policies, not in the Cornwall Local Plan, would be added.

It was noted that a number of meetings were coming up, details on the Hayle Neighbourhood Plan website.

### **240 TO EXCLUDE THE PRESS AND PUBLIC FOR THE FOLLOWING ITEM, IN ACCORDANCE WITH STANDING ORDER 1c, DUE TO THE CONFIDENTIAL NATURE OF THE BUSINESS THAT FOLLOWS**

**It was resolved** to exclude the press and public.

### **241 TO APPROVE THE RECOMMENDATION REGARDING THE AWARDING OF THE CONTRACT FOR THE MAINTENANCE OF THE AMENITY SITES, FOLLOWING A PRESENTATION FROM CHRIS ANDERSON OF SAVILLS**

A confidential minute is available separately.

### **242 TO RE-ADMIT THE PRESS AND PUBLIC**

**It was resolved** to re-admit the press and public.

### **243 TO CONSIDER THE REQUESTS FOR PERMISSION FOR THE HEYL TOWN BAND FUNDAY ON THE RECREATION GROUND ON 29 MAY 2016 AND THE HAYLE CELEBRATION DAY ON KING GEORGE V MEMORIAL WALK ON 3 JULY 2016 AND TO FORMALISE A POLICY FOR SIMILAR EVENT REQUESTS**

The Clerk reported that she was already receiving requests from groups to hold events on the recently returned sites, in particular King George V Memorial Walk and the Recreation Ground. Councillors then discussed the types of events they would find acceptable and unacceptable.

It was noted that the Hayle Celebration Day, organised by Margaret Tanner with the help of Jeff Turk and a newly constituted committee, was now independent of Hayle In Bloom and had its own bank account and insurance and the Clerk had advised that a risk assessment would be required.

It was also noted that in the past circuses had not been allowed to use the Recreation Ground due to its soft ground which was easily torn up by large vehicles.

During the discussion the following points to be included in an events policy were agreed:

- No profit making events selling tea and coffee or items that would compete with the

Kiosk (in consultation with the Kiosk)

- No non-domestic animal events
- No money-making events that involve animals and any requests for events involving animals to be considered by the town council at a Full Council meeting
- No circuses or travelling fairs
- Any agreement must contain an immediate reparation clause – any damage caused must be rectified/paid for
- A fee to be charged for all non-charity/non-charitable events
- No fee for local, non-profit making events
- Provision for collection of rubbish to be the responsibility of the event organiser
- Marches to be included in the policy
- Good quality portaloos to be hired by the event organiser, if necessary (at the discretion of the Clerk)

It was agreed that the Clerk would draft an events policy including the above comments and taking into account similar policies for other town and parish councils.

It was also suggested that there not be too many events that would close the King George V Memorial Walk and that the town council buy its own decent wireless PA system which could be rented out for events.

**It was resolved** to approve the holding of events on the returned sites in principle.

**It was resolved** to delegate decisions to the Clerk, unless she felt it necessary to bring them to Full Council.

[8.25pm Councillor Bennett left the meeting.]

#### **244 TO DISCUSS THE ADDITIONAL INSURANCE REQUIREMENTS RELATED TO THE TRANSFER OF THE AMENITY SITES AND THE MANAGEMENT OF VENTONLEAGUE GREEN**

There was a general discussion regarding the longevity of the custom to hold an annual bonfire on Ventonleague Green, which although common land was the responsibility of the town council for maintenance. It was agreed that it was a custom that should be continued as it was a good community event.

It was recognised that the organisers planned the event well, but it was noted that each year debris was left after the bonfire and it was agreed that the organisers be responsible for clearing the site, or be billed for it. There was some concern that the town council might need to protect itself from any liability the bonfire might cause, but the general consensus was that the bonfire had been held without incident for at least the last sixty years.

**It was resolved** to support the bonfire event.

**It was resolved** to delegate decisions regarding the financial issues relating to additional insurance requirements to the Chair and Deputy of the Resource Committee.

**It was resolved** that the town council take responsibility for Ventonleague Green.

**245 CONSULTATION**

- a) To consider and complete the survey regarding the Cornwall and West Devon Mining Landscape World Heritage Site Supplementary Planning Document consultation draft

**It was resolved** to support the document.

**246 TO CONSIDER THE REQUEST FROM JANE ASTBURY, SOLICITOR FOR CORNWALL COUNCIL, FOR A DETAILED INDICATION OF HOW THE TOWN COUNCIL WOULD UTILISE THE S106 MONIES ARISING FROM THE RECENTLY APPROVED HAYLE RUGBY CLUB PLANNING APPLICATION**

Various ideas for the S106 monies were suggested and discussed. It was agreed that the proposals needed to draw people from the retail parks into the town centre and included:

- Buying the car parks and offering them to the town for free/nearly free/the first hour free
- Improvements to the streetscape
- A full or part time town manager (which had been successful for Falmouth)
- Something that would subsidise businesses in the town to enable them to give away something free at other businesses in the town – for example a voucher for free ice cream at Mr B's
- Covering the swimming pool
- Public art/sculpture park (including an annual competition to erect statues on dedicated plinths)
- Another gardener to improve the green spaces in the town
- More exhibitions with technical exhibits – for example by Harvey's Foundry Trust to take advantage of Hayle's historic engineering past

Issues that needed to be considered were identified:

- Any proposal needed to make a profit/break even
- Costings would need to be done before deciding on any particular proposal/s
- Hayle did not have the scale of Falmouth and might not be ready for a town manager

**It was resolved** to have a stand alone, full council meeting to deal with this issue as soon as possible and to email councillors in advance for ideas to be tabled/placed on an agenda.

It was agreed that the town council office would explore the fees Cornwall Council would want for the car parks.

**247 TO SIGN AND SEAL THE LEASE AND PLAN RELATING TO THE BEACH ACCESS PATH, HAYLE TOWANS TR27 5AF**

It was reported that nothing in the lease had changed since it had been circulated in its draft form. The plan had been slightly improved by the solicitor finalising the business at the old solicitors.

**It was resolved** to sign and seal the lease and plan relating to the Beach Access Path.

[9.22pm Councillor Coombe left the meeting.]

**248 PLANNING MATTERS**

- a) To consider Planning Applications: PA16/01307; PA16/01109; PA16/01208; PA16/01322; PA16/01526; PA16/01219; PA16/01664; PA16/01455; PA16/01456; PA16/01983; PA16/01509 and PA16/01169

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

- b) To note the results of previous applications

There were none.

**249 FOOTPATHS**

- a) Maintenance Update

A tree which had come down in the grounds of the old Penmare had been reported to Hayle Town Council office and the Clerk had reported it to Cornwall Council, whose responsibility it was.

The meeting closed at 9.47pm.

Approved by the Council as a true record, at its meeting 7 April 2016

**Town Mayor** .....

**Date** .....