



## HAYLE TOWN COUNCIL

**COUNCIL MEETING**

**THURSDAY 17 SEPTEMBER 2015**

Minutes of the Hayle Town Council Meeting held at the Hayle Community Centre, Hayle on Thursday 17 September 2015 commencing at 7.15pm with a **Public Participation Session**.

### **PRESENT**

Councillor                      G Coad (Mayor)  
Councillors                    D Cocks, J Coombe, N Farrar, I Lawrence, B Mims, J Ninnes, O Philp  
  
Clerk                              Eleanor Giggal

### **7.15PM            PUBLIC PARTICIPATION SESSION**

Mr Graham Banks raised concern about PA15/07359 which was due to be considered later in the meeting and urged the Council to object. He explained that he had purchased and currently resides in one of the first eco homes that were built on this site. When he bought his house it was on the understanding that the unsightly 1970s bungalow, which adjoins his garden, would be demolished. This new amended plan for 17 houses does not include the demolition of the bungalow. He was of the opinion that the bungalow was completely out of keeping with the already built houses and the new proposed houses, in terms of roof lines, material finishes and positioning. Mr Banks circulated photographs and a plan of the original planning consent which demonstrated that the bungalow was not included.

Mr Jeff Pooley spoke regarding the future of Hayle Library, encouraging the Town Council to do everything it could to preserve this vital facility. He explained that the library served the whole community, was always in use and was an essential hub. He mentioned all of the valuable services it offered which include the Tourist Information Centre, Cornwall Council's One Stop Shop, access to computers and newspapers as well as all of the books in this library, with access to the collections of larger libraries. Mr Pooley was most concerned that if the library was lost it could never be easily resurrected, even if there is an upturn in the economy.

Mr Paul Pellegrinetti voiced concern about the general condition of the toilets. He said he often visited the Recreation Ground with his daughter and had cause to use the facilities there which he had found to be unclean. He also complained that the water in the Commercial Road toilets was only running as a trickle which made washing hands difficult. The Clerk advised that she was aware of the problem of the low water pressure in the Commercial Road toilets and that this was to be addressed. She explained that over the summer the more frequently used toilets such as those at the Recreation Ground were being serviced three times a day and despite all efforts members of the public continued to misuse and abuse the facilities.

### **7.37PM            THE MEETING COMMENCED**

**79 CHAIRMAN'S ANNOUNCEMENTS (For Information Only)**

The Mayor thanked the Councillors who had helped with the Sponsored Walk and was pleased to advise that a figure approaching £6,000 had been raised for Cornwall Hospice Care.

**80 TO RECEIVE APOLOGIES**

Apologies were received from Councillors Bennett, Capper, Lello, Polkinghorne, Pollard, Rance and Wills.

**81 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS**

Councillor Cocks declared an interest in PA15/07548 and stated that he would leave the room while this application was being considered.

Councillor Coombe declared an interest in agenda item 10a (Minute 88a 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.'

**82 TO APPROVE THE MINUTES OF FULL COUNCIL MEETING 3 SEPTEMBER 2015**

**It was resolved** that the minutes of the Full Council meeting 3 September 2015 be taken as a true and accurate record, the Mayor signing each page before placing them in the record book

**83 TO DISCUSS MATTERS WHICH WERE RAISED DURING PUBLIC PARTICIPATION 3 SEPTEMBER 2015**

All matters had been dealt with on the night.

**84 REPORTS OF OTHER COMMITTEES FOR APPROVAL**

- a) To receive the report from the Amenities Committee meeting 25 June 2015

**It was resolved** to receive the report so that actions could be carried out.

**85 TO RECEIVE A PRE-APPLICATION PRESENTATION FROM MR MASKELL REGARDING THE PROPOSED DEVELOPMENT OF THE R & J SUPPLIES SITE ON BEATRICE TERRACE**

Mr Maskell, developer, and Mr Kettle, site owner, were present at the meeting, although the presentation was led by Mr Kemman-Lane, town planner, and Mr Green, architect.

Mr Kemman-Lane began by describing the site as it was now, a large brown field site with a combination of old and poor buildings. He then outlined the proposals for 70 dwellings on the site, 3 houses, 10 x 1 bedroom apartments and 57 x 2 bedroom apartments. The aim is to provide good quality accommodation for first time buyers and for those that require affordable homes. The team is currently liaising with a number of Registered Social Landlords.

Recognising the history of the site, Mr Kemman-Lane explained that they were also working with Historic England to ensure that the new buildings are away from the areas known to have had the 19<sup>th</sup> century buildings on and where they do encroach raft foundations will be used. He added that the scoria wall will be protected and enhanced to be more of a feature. The public access leading to the rear of Copper Terrace will be improved for existing and new residents.

Mr Green, talked Members through the design, see Appendix B for the slides. He explained that this new design will blend in with the flow of the land, with the 3 storey developments set to the back of the development to make sure that there are no overlooking and overbearing issues for the residents of Copper Terrace, as there were with the previous design. The proposals will be built into the natural line and will not damage or obstruct the views from Prospect Place or other houses behind the development. The dwellings will be of a clean, modern design with strong roof lines which are prevalent in the area and will be in blocks to for amenity space and to give an open aspect. None of the windows will look directly over the rear of Copper Terrace. Car parking spaces will be provided.

In the question and answer sessions it was established that:-

- There will be 97 car parking spaces available
- The level of affordable homes could be over the 30% minimum
- No play area could be provided on site however a contribution towards another could be negotiable
- No prices for the dwellings could be quoted at this early stage – the local market and viability of the project will determine the prices
- The developers understand that the site falls within a flood zone and advice of flood engineers has been sought and the developers are currently negotiating with the EA
- Highway engineers had been employed to advise on the flow of traffic to ease any potential issues
- The developers have engaged with Cornwall Council for a Planning Performance Agreement.

The Mayor thanked the gentlemen for their presentation and they left the meeting.

## **86 TO CONSIDER THE INVITATION FROM CORNWALL COUNCIL'S COMMUNITIES POLICY ADVISORY COMMITTEE TO EXPRESS AN INTEREST IN DELIVERING HAYLE'S LIBRARY/ONE STOP SHOP SERVICE**

There was lengthy discussion about the future of the library and the other services that are provided from the building. It was apparent that all Councillors were of the opinion that the library is a vital facility and one that should not be lost. It was also considered that Cornwall Council has a statutory duty to run and provide libraries and this service is different to all of the others that have already been devolved to the Town Council. The Town Council fears that the loss of such a facility will harm many groups in the community, from those that use the library to search for and apply for jobs, those that read the daily newspapers, those that consider the library an important social hub and to the children and young people looking to access books that would otherwise be unavailable.

**It was resolved to** respond to Cornwall Council stating that neither Model A nor B is acceptable. Hayle Town Council asks that Cornwall Council reconsider cutting the funding to

the Library Service and if necessary change its priorities, as it has the statutory duty to run and provide libraries. Hayle Town Council very much values the town's library and considers it to be essential, particularly in an area of high deprivation where not everyone has access to a computer or can afford to buy books. Many members of our community rely on and use the library to access the services that Cornwall Council, and other agencies, now provide only on line. The Town Council urges Cornwall Council to consider that libraries are not simply a 'cost' but an investment in its residents.

**It was further resolved** to point out that if town councils took on the responsibility of libraries the financial burden would fall on the residents of the town only, by way of an increased precept, and not on the many other users of the facility from neighbouring parishes. Libraries, uniquely, have to be free at the point of service and no charge can be placed on users therefore the responsibility should remain with Cornwall Council in order to ensure a fair and equitable service for all residents of Cornwall. Also, information sharing and gaining access to books from other libraries will be more difficult if they are run individually and independently.

**It was resolved** to copy the Town Council's response to George Eustice MP.

## **87 HAYLE NEIGHBOURHOOD PLAN UPDATE**

**It was resolved** to NOTE the report that Councillor Bennett had produced, see Appendix B, and to record thanks for his efforts.

The Clerk reported that confirmation of the Groundwork grant for £8,000 had just been received.

## **88 PLANNING MATTERS**

- a) To consider Planning Applications: PA15/05439; PA15/07456; PA15/07548; PA15/07868; PA15/07359 and PA15/08096

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

- b) To note the results of previous applications

There were none.

## **89 FOOTPATHS**

- a) Maintenance

The Clerk reported that work on the railway bridge, which is an Ancient Scheduled Monument, on the Jubilee Footpath (Footpath 51) has been fully completed.

The meeting closed at 9.40pm.

Approved by the Council as a true record, at its meeting 1 October 2015

**Town Mayor .....**

**Date .....**