



HAYLE TOWN COUNCIL

COUNCIL MEETING

THURSDAY 18 AUGUST 2016

Minutes of the Hayle Town Council Meeting held at the Hayle Community Centre, Hayle on Thursday 18 August 2016 commencing at 7.17pm with a **Public Participation Session**.

PRESENT

Councillor C Polkinghorne (Deputy Mayor)
 Councillors J Bennett, B Capper, G Coad, I Lawrence, R Lello, B Mims, J Nines,
 J Pollard and B Wills

Town Clerk Eleanor Giggall

7.17PM PUBLIC PARTICIPATION SESSION

Several residents of Pool's Court spoke in objection to planning application PA16/06265.

Lech Kwiatkowski opposed the construction of three houses on the land where children of different ages were able to play in a safe, fenced off area, overlooked by houses. The children were able to have good outdoor fun and without using technology. All sorts of games and activities were carried out on the open space, such as cricket, football, playing in tents. The amenity space, which was free from traffic, would be lost if the proposed houses were built, with the closest alternative space being at the Recreation Ground, which would require adult supervision as it was across a busy main road and mainly used by older unsupervised children and therefore not suitable for younger children on their own. Mr Kwiatkowski strongly opposed the removal of this amenity which was well-used by children.

Mr Dore explained how he had maintained the green regularly and far more than the landowner/applicant, who was supposed to maintain it for the residents.

[7.23pm Cllr Capper joined the meeting.]

Damien Toy objected mainly on the grounds that the open space was required as a play area because the existing houses had only very small yards, to allow sufficient parking for existing residents and other near neighbours who also parked there and as a space for rubbish bins to be located on bin collection day. Loss of the site would lead to overcrowding and lack of space.

Tom Mitchell added that a petition by residents had been raised many years ago against a similar application which had been refused.

Joanna Kwiatkowska said that her original property deeds stated that the land in question was to be adopted by Penwith District Council as a children's play area which was to be maintained as such. She added that the land had not been maintained properly until Mr Dore had kindly started to cut the grass.

Councillors pointed out that enforcing the contents of the deeds was a legal matter, not a planning issue that the town council could consider.

Jess Morris-Marsham echoed other people's objections and added that maintaining and using the open space had become a community effort; she had never once seen Mr Blewitt (the applicant) maintaining the land. She emphasized the importance of the play area for children (she is a teacher) especially considering the very small size of the private gardens. She also spoke about the current parking congestion, contributed to by non-residents and local businesses, which would only worsen should the amenity space be removed.

Graham Baumbach added that even after 18 years the estate had not been finished and that it should have a speed bump on entry and that double yellow lines should have been installed to restrict parking so that drivers' views were not blocked by vehicles parked along the roadsides.

Lesley Tobenhouse spoke about the importance of the open space as she had already had to ask children not to kick balls in the small parking area near her house, but to use the green and that such behaviour would only worsen should the green be built on.

[7.31pm Cllr Coad joined the meeting.]

Mick Roberts, Planning Consultant, delivered information he said was in the planning application statement regarding PA16/06296, the proposed Loggans Road development. The development complied with policy HUE4 and would deliver dwellings, including 30% affordable housing. Cornwall Council had responded to the pre-application in December 2013 with no objection in principle. The applicants would be working with Ocean Housing to deliver affordable social housing. Mr Roberts stated that there was a need for all sizes of housing in Hayle and outlined the types of dwellings to be provided in the proposed development. He said that draft S106 terms had also been submitted. It was a sustainable location as there were buses and shops in the near vicinity. Traffic flows from the site were not significant, although he acknowledged that objections on these grounds had been raised. He said that the development would be separated from Loggans Mill by existing housing and he did not consider that it would seriously impact on the mill's future. The proposed development delivered onsite open space and complied with various policies, including the emerging Neighbourhood Plan.

Paul Pellegrinetti spoke against planning application PA16/06296 and said that he hoped the town council would agree that it would have a negative impact on Loggans Mill, the World Heritage Site and the area in general and would conflict with the emerging Neighbourhood Plan. He asked the town council to object to the application.

Mr Pellegrinetti also asked the town council to object to the planning application for the development near Bodriggy Academy (PA16/05999), which although in an area deemed acceptable for development by the Neighbourhood Plan would contribute to overdevelopment of the area, lead to the loss of visual amenity and create a blind corner detrimental to road safety.

Mr Dore spoke about the proposed Loggans Road development (PA16/06296) and said that residents in Loggans Estate were concerned about the development because two children had already been killed on the neighbouring roads. He said he thought putting houses on this site would be madness.

Mr Kwiatkowski remarked that when applications for large housing developments were publicised the issue of provision of doctors' surgeries and schools was never mentioned and that local primary schools and surgeries were already oversubscribed. He was informed that

developers were obliged to make educational contributions and perhaps other allocations, but that infrastructure followed rather than preceded the building of developments. It was noted that these issues were not material planning considerations that the town council could use to object to planning applications.

7.45PM THE MEETING COMMENCED

One minute's silence was held as a mark of respect for Winnie Bassett, a former Hayle Female Citizen of the Year, who had recently died at the age of 95.

64 TO RECEIVE APOLOGIES

Apologies were received from Councillors Cocks, Coombe, Farrar and Rance.

65 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

Councillor Pollard declared an interest in agenda item 3a (Minute 66a 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.'

Councillors Bennett, Lello, Ninnes and Mims declared an interest in planning applications PA16/06757 and PA16/06758 as they were all trustees for the Passmore Edwards Institute.

66 PLANNING MATTERS

- a) To consider Planning Applications; PA16/06265; PA16/05999; PA16/05984; PA16/05709; PA16/06483; PA16/05869; PA16/06558; PA16/06485; PA16/04480; PA16/06345; PA16/06865; PA16/06757; PA16/06758; PA16/07127; PA16/06814; PA16/06296; PA16/06106; and PA16/06298

[8.22pm Cllrs Bennett, Lello, Ninnes and Mims left the room during consideration of PA16/06757 and PA16/06758 and returned at 8.24pm.]

[8.25pm Cllr Lawrence declared an interest in PA16/07127 and left the room while it was being considered. He returned at 8.26pm.]

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

- b) To note the results of previous applications

There were none.

The meeting closed at 8.50pm.

Approved by the council as a true record, at its meeting 1 September 2016

Town Mayor.....

Date.....