



## HAYLE TOWN COUNCIL

**COUNCIL MEETING**

**THURSDAY 18 DECEMBER 2014**

Minutes of the Hayle Town Council Meeting held at the Hayle Community Centre, Hayle on Thursday 18 December 2014 commencing at 7.15pm with a **Public Participation Session**.

### **PRESENT**

Councillor G Coad (Mayor)

Councillors J Bennett, B Capper, N Farrar, L Fox, R Lello, O Philp, C Polkinghorne, J Pollard and A Rance

Town Clerk Eleanor Giggall

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

Mr Northall spoke regarding the planning application for 28 Prospect Place. He explained that the proposed extension was for his daughter and would not be a separate dwelling. He also said that his parents were in their 70s and it might perhaps be of use for them in the future.

Mr Mark Snowdon representing Snowdon & Rudd Ltd spoke regarding planning application PA14/10876. He referred to the recent appeal regarding the original application which had been lost, although some costs had been awarded to them. He said that planning permission had been granted to demolish the old buildings, but that they could not be demolished until approval for their application to build was received.

[7.20pm Cllr Capper joined the meeting.]

According to advice received following the lost appeal, the design had been considerably reduced in useable floor area by 47% and in height to two storeys and was further away from neighbouring properties. There would be eight flats in two individual buildings and each flat would have its own parking space. He added that Cornwall Council's highways department had no problem with the parking and access arrangements. There was no longer an element of affordable housing as it was not required for this number of units. They were currently dealing with rats in the existing buildings and hoped the Town Council would support their application so that demolition and re-building could take place.

Mr Tim Corp spoke regarding the same application and said that in his opinion eight parking spaces would not be enough for eight flats as most households have two cars.

### **7.28PM THE MEETING COMMENCED**

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

It was announced that the Town Council Office would close at 12.30pm on 24 December 2014 and reopen at 9.30am on Monday 5 January 2015.

### **163 TO RECEIVE APOLOGIES**

Apologies were received from Councillors Cocks, Coombe (who was still at the Strategic Planning Meeting at County Hall), Lyons, Mims and Nines.

**It was resolved** to approve and accept the apologies.

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

Councillor Pollard declared an interest in agenda item 13a (Minute 174a 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.'

### **165 TO APPROVE THE MINUTES OF THE SPECIAL MEETING OF 3 DECEMBER 2014**

**It was resolved** that the minutes of the Special Council meeting 3 December 2014 be taken as a true and accurate record, the Mayor signing each page before placing them in the record book.

### **166 TO APPROVE THE MINUTES OF FULL COUNCIL MEETING 4 DECEMBER 2014**

It was agreed that reference to named buildings in Minute 160b be removed from the draft Minutes and that they be brought back to the following Full Council meeting for approval.

### **167 TO DISCUSS MATTERS RAISED DURING PUBLIC PARTICIPATION 4 DECEMBER 2014**

It was reported that Western Power had agreed to move the electricity pole in Trelissick Road into the garden of Mr Cocks, with his permission.

### **168 TO RATIFY THE BUDGET AND PRECEPT REQUIREMENT FOR 2015 - 2016**

It was announced that the final figure for the Precept 2015 – 2016 was £302,556, which represented a 10.91% increase on the previous year's figure. The primary cause of the increase was the loss of the toilets grant (representing 7.36% of the increase) from Cornwall Council and the addition of weed treatment (representing 1.48%) as it was no longer being done by Cormac on behalf of Cornwall Council. Therefore, 8.84% of the increase was directly attributable to these two items alone.

**It was resolved** to ratify the budget and Precept requirement for 2015 – 2016.

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

It was reported that Councillor Coombe was representing Hayle as the local ward Member at Cornwall Council's Strategic Planning Committee on ASDA's application to change their 30/70 split to 40/60. Concern was shown regarding how this split was measured and policed and it was also brought to Members' attention that the store had been opening 24 hours per day which was contrary to the planning approval agreement.

Concern was also expressed regarding access to the whole of the Quay area. It was expected that there would be vehicular access for boat users as without it the moorings were unusable and Peter Haddock, the Harbourmaster, was concerned about lost mooring income. It was noted that there were drop down bollards to the area, but it was understood that boat users did not have keys to the bollards.

**It was resolved** to raise with the Harbourmaster the issue of full access to the whole of South Quay by pedestrians and boat users with vehicles.

**It was also resolved** to put the issue of access to the weir onto a future Full Council agenda. It was suggested that although the RSPB do not own this area they may want to block access to it.

It was reported that Steve Smith, Manager of ASDA, had been asked to provide rubbish bins, including their servicing, around the store.

**170 TO CONSIDER CORNWALL COUNCIL'S FIRST DRAFT OF 'A CASE FOR CORNWALL' AND TO PROVIDE COMMENTS/THOUGHTS THEREON PRIOR TO ITS PRESENTATION TO FULL CORNWALL COUNCIL ON 20 JANUARY 2015**

It was suggested that Cornwall Council was using this issue as a cover to get control of Council Tax and that devolution could lead to an increase in costs in some areas as staff costs would rise due to current lack of expertise in such a relatively small council.

It was explained that although powers were sought for Cornwall only, Cornwall Council was keen to work jointly with Plymouth City Council and Devon County Council. Cornwall Council wanted to know from the public and Members if this draft was the type of thing the Council should be looking at. It was acknowledged that some of the proposals would require extra funding, but that this would be dealt with as part of a business case and savings made from the Council's management of its own budget could be offset against increased costs.

**It was resolved** that Hayle Town Council support the process in principle at this stage.

Councillor Bennett asked for his abstention in the vote to be recorded.

**171 TO CONSIDER WHICH OF THE TOWN'S ASSETS, SUCH AS ISIS GARDENS, THE TOWN COUNCIL WOULD BE WILLING TO TAKE ON AS PART OF CORNWALL COUNCIL'S DEVOLUTION OF ASSETS PROGRAMME**

Members were concerned about the timing of any proposed takeover of assets, especially as it was taking so long to arrange for the return of the town's assets which had been leased to Penwith District and Cornwall Councils. Finance was also a major concern as shown by the proposed increase in the Precept for the management of the toilets which had become the Town Council's responsibility.

It was suggested that assets be considered as part of the future plans for the town, especially as the Neighbourhood Plan for Hayle was being prepared and aimed to provide a vision for the town for the next 20 years. It was suggested that car parks could accrue an income for the town and that it made sense for the Town Council to take on green areas such as Isis Gardens if it was maintaining other green spaces in the town. There was also the suggestion that the library

could be run as a community facility. It was agreed that a business case needed to be prepared to identify how any asset would be resourced and it was suggested that the Community Infrastructure Levy could prove useful in this regard.

There was discussion relating to the financial viability of some of the assets, such as car parks, and concern was further expressed regarding the appearance of off-loading from Cornwall Council to the Town Council. Members were assured that the transfer of assets would be for both councils' mutual benefit.

**It was resolved** to refer the matter to the Amenities Committee, which would look at all possible assets and produce a plan to take on as many as possible.

#### **172 TO CONSIDER THE OPTIONS FOR REPAIR AND/OR FULL OR PARTIAL REPLACEMENT OF THE COPPER TERRACE BUS SHELTER AND MAINTENANCE OF ITS IMMEDIATE SURROUNDING AREA**

Both repair and/or replacement were discussed, including pressure washing the walls and asking the road sweeping team to clear the area. Several queries regarding the involvement of Ferndale Advertising and possible funding were raised. It was suggested that the bus shelter be replaced with money already set aside in the budget or using money from the S106 agreement (regarding the South Quay development), as this would meet the requirement regarding transport infrastructure and connectivity.

**It was resolved** to contact Dave Slatter to ask him about using the S106 money from ING and when funding has been confirmed to contact Ferndale Advertising and the Cornwall Council road sweeping team regarding their possible involvement in the necessary works.

#### **173 HAYLE NEIGHBOURHOOD PLAN UPDATE**

It was reported that the aims and objectives had been completed and that the Steering Group was meeting to plan the next stage of the consultation. Public consultation was due to start in January/February 2015 and feedback received from it would be transformed into policies. The process was three months behind schedule but as the initial self-imposed deadline was ambitious, it was hoped that the Plan would be finished in line with Cornwall Council's Local Plan.

#### **174 PLANNING MATTERS**

- a) To consider Planning Applications: PA14/10708; PA14/10870; PA14/09967; PA14/10840; PA14/07527; PA14/10876; PA14/10479; PA14/11016; PA14/11180; PA14/09408; PA14/10902; PA14/11295; PA14/10679; PA14/10524 and PA14/11535

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

- b) To note the results of previous applications

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

- c) To consider the email correspondence from Robert Jones regarding the condition of the Jewson building on Carnsew Road

It was agreed that this was an issue of concern to the Town Council, although it was not in a position to require Jewson to carry out repairs.

**It was resolved** to write to Cornwall Council to ask it to issue a repairs notice/order on a listed building owned by Jewson Ltd on Carnsew Road.

**It was resolved** to write to Jewson Ltd to draw its attention to the poor condition of the listed building in its ownership, about which the Town Council has received a number of complaints, and to advise it that Hayle Town Council has approached the Cornwall Council Conservation Officer regarding the situation.

**175 FOOTPATHS**

- a) Maintenance Update

There was nothing to report.

The meeting closed at 9.57pm.

Approved by the Council as a true record, at its meeting 8 January 2015.

**Town Mayor**.....

**Date**.....