



## HAYLE TOWN COUNCIL

**COUNCIL MEETING**

**THURSDAY 19 DECEMBER 2013**

Minutes of the Hayle Town Council Meeting held at the Hayle Community Centre, Hayle on Thursday 19 December 2013 commencing at 7.15pm with a **Public Participation Session**.

### **PRESENT**

Councillor J Ninnes (Mayor)  
 Councillors J Bennett, B Capper, G Coad, D Cocks, J Coombe, N Farrar, L Fox, R Lello, H Lyons, B Mims, O Philp, C Polkinghorne, J Pollard and A Rance

Town Clerk Eleanor Giggall

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

Mr Peter Pool read out a statement regarding the proposed housing development by Linden Homes, south of St George's Road. He was concerned that it appeared as if negotiations had been going on between Linden Homes, the land owner, Cornwall Council and Penpol School for several months, without the knowledge of the public and the Town Council. Although near neighbours had eventually received invitations to a consultation, the developer's attitude towards them was one of dominance and arrogance and in Mr Pool's opinion it appeared that the proposal was a fait accompli and the consultation was a box ticking exercise. He stated that in recent weeks he and the people of Hayle, who were deeply concerned about the pace of the proposed application, which would mean a huge expansion for the town, had been given inaccurate and misleading information by their own County Councillors. He finished by requesting that the matter be included on the agenda for the next full Council meeting.

Councillor Pollard refuted Mr Pool's claim that this matter was a 'done deal' and he assured him that when the planning application was submitted there would be a full detailed 12-week process of consultation with all parties.

Councillor Coombe asked Mr Pool to withdraw his comments regarding what County Councillors had said, but he refused to do so, saying that he had witnesses to the alleged comments.

The Mayor explained to Mr Pool that Councillors were not able to make major comments at that point so that they did not predetermine themselves and therefore lose their vote when the planning application came before the Town Council at a later date.

[7.25pm Councillor Coad enters the room.]

There was general agreement between the public present and Councillors that conflicting information was circulating regarding this proposed development.

**7.32PM THE MEETING COMMENCED**

**411 CHAIRMAN'S ANNOUNCEMENTS (FOR INFORMATION ONLY)**

The Mayor announced that Councillor Farrar had completed his sponsored walk on behalf of the Hayle Foodbank.

**412 TO RECEIVE APOLOGIES**

There were none.

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

Councillors Coombe and Pollard declared an interest in agenda item 13a (Minute 423a 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.'

Councillor Lello declared an interest in PA13/10545 on agenda item 13a (Minute 423a refers).

**414 TO APPROVE THE MINUTES OF FULL COUNCIL MEETING 5 DECEMBER 2013**

**It was resolved** that the minutes of the Full Council meeting 5 December 2013 be taken as a true and accurate record, the Mayor signing each page before placing them in the record book.

**415 TO DISCUSS MATTERS RAISED DURING PUBLIC PARTICIPATION 5 NOVEMBER 2013**

No matters were raised.

**416 REPORTS OF OTHER COMMITTEES FOR APPROVAL**

- a) Resource Committee, 10 October 2013

**It was resolved** to approve the report in order that the recommendations and actions may be implemented.

- b) Amenities Committee, 14 November 2013

**It was resolved** to approve the report in order that the recommendations and actions may be implemented.

- c) Resource Committee, 28 November 2013

**It was resolved** to approve the report in order that the recommendations and actions may be implemented.

**417 HAYLE HARBOUR - SOUTH QUAY UPDATE**

- a) Simon Humphrey, Project Manager, Bowmer & Kirkland Ltd, to present his first monthly status report to Council

The Clerk reported that Simon Humphrey had sent his apologies and had left a report which was on the table.

**It was resolved** to write a polite letter to Simon Humphrey saying that Hayle Town Council would appreciate it if he would attend the full council meeting on occasion so that Councillors can ask questions and make comments.

**It was resolved** to note the report.

**418 TO RECEIVE A PRE-APPLICATION PRESENTATION FROM CHRISTINE TETLOW AND DOUG WILSON OF ASDA REGARDING THE VARIATION OF A PLANNING CONDITION**

The Mayor invited Christine Tetlow and Doug Wilson to give their presentation. Doug Wilson informed the meeting that ASDA had wanted to update the Council before putting in their application to vary a condition. He drew Councillors' attention to a report he had previously circulated. ASDA wanted to increase comparison goods from 30% to 40%, which would amount to one aisle of shelves, to offer something that would encourage shoppers to return to the store. Mr Wilson said that they were especially keen to add George clothing to the range of goods on offer.

Councillors pointed out that comparison goods had already been increased to 30% from an original 20%. They felt that local stores offering clothing, toys, books and stationery would almost certainly be harmed if the 40% was approved. They were not opposed to competition, but wanted to protect the variety of shops in Hayle. Mr Wilson replied that ASDA did not want to harm Hayle and that 70% of residents were already leaving the town to shop. He felt that the increase in comparison goods would result in more people shopping in Hayle's stores. Councillors were interested to know if the increase in comparison goods could be limited to specific types of items, but Mr Wilson said that this would not be possible. On request, he agreed to see if he could provide IGD retail analysis data.

It was suggested by Councillors that ASDA could start with the 30% comparison goods they already had permission for and that this could be raised to 40% if it were shown that there had been no detrimental impact on other local shops. Other suggestions to increase ASDA shoppers spending elsewhere in Hayle included extending the time limit for free parking and advertising other Hayle traders in the new store.

With regard to recruitment of staff for the new store Members said that they would like to see a policy of recruiting local people wherever possible and suggested that a recruitment office be opened in the town. Councillors suggested that Mr Wilson contact the Hayle Chamber of Commerce.

Christine Tetlow informed the meeting that ASDA needed to submit the planning application soon so that the necessary changes could be made to the inside design of the store and staff could be recruited within the current deadline. She said that the increase in comparison goods would not alter the number of staff required, although some Councillors disputed this. It was expected that 300 staff would be recruited – 30% full time and 70% part time. The lowest pay rate was currently above the minimum wage.

The Mayor thanked Doug Wilson and Christine Tetlow from ASDA for their presentation.

**419 CONSULTATION – TO CONSIDER THE THREE DOCUMENTS FROM CORNWALL COUNCIL’S PLANNING, HOUSING AND REGENERATION SERVICE**

- a) Renewable Energy Landscape Supplementary Planning Document

The discussion focussed on the Landscape Sensitivity and Strategy Matrix CA05 St Ives Bay. Councillors were concerned that it did not rate the environment, especially that in and around Hayle, very highly, despite its very beautiful coastline and the Towans which were already protected. The matrix did not recognise the importance of the Towans and took no account of the fact that Hayle was a World Heritage Site.

**It was resolved** to comment that in relation to the Landscape Sensitivity and Strategy Matrix CA05 St Ives Bay, Hayle Town Council believes that the key landscape characteristics have been undervalued and that the overall sensitivity assessment should be significantly higher.

- b) Mineral Safeguarding Development Plan Document (DPD) Scoping

It was considered that there was nothing of any relevance to Hayle in this document.

**It was resolved** to make no comment.

- c) Allocations Development Plan Document (DPD) Scoping

The general view from the discussion of this document was that more ‘affordable housing’ rather than just ‘housing’ was needed in Hayle, with some Councillors expressing the opinion that there was a need to attract jobs and industry to the area before considering more housing.

**It was resolved** to comment that Hayle Town Council is of the opinion that the proportion of affordable housing on a development should not vary on the basis of viability for the developer. There should be an increase in social housing and a much heavier commitment to industrial/business allocation (B1 and B2). Hayle Town Council would also like to see land with services (such as water and electricity) already present allocated for self-build, which would make it a more affordable option for local people.

**420 CONSULTATION – TO CONSIDER CORNWALL COUNCIL’S DISCUSSION PAPER ‘DEVELOPING A FRAMEWORK FOR TOWN AND PARISH COUNCILS AND LOCAL COMMUNITY GROUPS TO HAVE AN INCREASED ROLE IN SERVICE DELIVERY’ AND PROVIDE FEEDBACK IF DESIRED**

During discussion of the above paper it became clear that Councillors were particularly concerned about Option 4, especially with regard to public open spaces/play areas and libraries, and Option 5, especially with regard to CCTV and toilets.

Councillor Pollard assured the meeting that there had been a change of culture at Cornwall Council regarding devolution.

Councillors were interested in whether Hayle car parks were strategic or non-strategic and agreed that the possibility of this Council managing them should be explored.

**It was resolved** to investigate with Cornwall Council the possibility of Hayle Town Council managing the car parks in Hayle.

**It was resolved** to expand the existing Community Assets and Devolution Working Group to look further into the issues raised in the discussion paper.

**It was resolved** to respond to the consultation document noting that the proposals in it have major implications for payroll costs. Hayle Town Council seeks greater clarification from Cornwall Council regarding the reduction in costs. It wanted to know if the reduction would come from a) the elimination of services, b) the replacement of paid staff with volunteers, or c) the substitution of lower paid staff.

**421 TO DISCUSS THE EMAIL RECEIVED FROM LAURA CHRISTON REGARDING THE PROPOSAL TO MOVE THE CUNAIDE STONE FROM ITS CURRENT LOCATION INTO THE HERITAGE CENTRE**

The cost of relocating the Cunaide Stone was discussed. It was suggested that it would cost around £2,000 to £3,000 due to the specification of how the relocation had to be done. The meeting was informed that the Town Council had already ring-fenced £280.

**It was resolved** that Hayle Town Council is in favour of implementing the recommendations in the document received from Laura Christon.

**422 TO CONSIDER THE LETTER FROM CORNWALL COUNCILLOR BILL MADDERN, WEST PENWITH COMMUNITY NETWORK CHAIRMAN, REGARDING BUS SERVICES IN THE WEST PENWITH COMMUNITY NETWORK AND HAYLE AND ST IVES COMMUNITY NETWORK AND REQUESTING INFORMATION RELATING TO SPECIFIC CONCERNS ABOUT THE BUS SERVICE IN THE HAYLE AREA**

The meeting was informed that the Clerk had received an email from Paul Birch regarding the reduction in service of bus route numbers 14 and 18, which serve the people of Hayle.

It was agreed that the changes made bus and train connections less convenient, and the winter cuts to bus service number 14 affected the service at evenings and weekends especially and meant that was not possible to travel directly by bus between Hayle and St Ives on a Sunday in winter, although it was understood that it was possible to change to the number 18 for the St Erth to St Ives stretch.

**It was resolved** to inform Cornwall Councillor Bill Maddern of Hayle Town Council's concerns regarding the new timetable changes to bus service numbers 14 and 18, which serve the residents of Hayle.

[9.25pm Councillor Capper leaves the meeting.]

**423 PLANNING MATTERS**

- a) To consider Planning Applications: PA13/10305; PA13/10390; PA13/10202; PA13/10229; PA13/10404; PA13/10646; PA13/10170; PA13/10380; PA13/09904; PA13/10545; PA13/11037; PA13/07774 and PA13/08856

[10.02pm Councillor Philp declares an interest in PA13/10646 and leaves the room.]

[10.03pm Councillor Philp re-enters the room.]

[10.05pm Councillor Lello leaves the room.]

[10.06pm Councillor Lello re-enters the room.]

[10.08pm Councillor Farrar declares an interest in PA13/08856 and leaves the room.]

[10.12pm Councillor Farrar re-enters the room.]

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

- b) To note the results of previous applications

There were none.

- c) Hayle Neighbourhood Plan Update

Councillor Bennett informed the meeting that he had circulated notes taken at the last Neighbourhood Plan meeting and that as Cornwall Council had delayed this issue it was not so pressing for Town Councils to complete their plans. He said he would put a draft outline of the plan together and would inform everyone of the date of the next meeting when it had been decided.

#### **424 FOOTPATHS**

- a) Maintenance Update

There were no updates to report.

- b) To discuss the email from Councillor Coad regarding the email from ING Real Estate Development UK Ltd, relating to the weight tolerance of the bridge over the Wharves Branch Line on Bridleway 22

Councillor Coad told the meeting that, according to people who had lived in the area for a very long time, the designation of route 22 as a bridleway was a mistake. Councillors agreed that they would like to see the route re-designated and the bridge strengthened, perhaps using money from the future infrastructure levy to pay for the work required.

**It was resolved** that Hayle Town Council's policy be to work towards having Bridleway 22 re-designated as a byway and its long term aim be to have the bridge over the Wharves Branch Line strengthened and re-opened to all forms of traffic.

The meeting closed at 10.20pm.

Approved by the Council as a true record, at its meeting 9 January 2014

**Town Mayor**.....

**Date**.....