



HAYLE TOWN COUNCIL

COUNCIL MEETING

THURSDAY 20 MARCH 2014

Minutes of the Hayle Town Council Meeting held at the Hayle Community Centre, Hayle on Thursday 20 March 2014 commencing at 7.15pm with a **Public Participation Session**.

PRESENT

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

Town Clerk Eleanor Giggall

7.15PM PUBLIC PARTICIPATION SESSION

David Firth spoke to object to planning application PA14/00806 and stated that he had put his objections in writing to Hayle Town Councillors. He listed alleged inaccuracies and contradictions in the application and claimed that four more flats, in addition to the two already existing at this address, constituted overdevelopment of the site. He also drew attention to the lack of provision for parking. Mr Firth asked Councillors to object to the application.

Mr Orban spoke in favour of the same application and stated that he had given Mr King (the applicant) permission to access the site over his land. He said that there was a controversy over the ownership of the land, but thought that the development would be a good one which would provide useful accommodation for people in Hayle.

Bob Mims spoke in his capacity as architect for Mr King's proposed development. He said that the property, parking and access had been purchased in 1986 and that ancient rights might also apply. He said that the four small flats had been designed purposely for older people looking to downsize or first time buyers. Each flat would have only one (double) bedroom and the need for an amenity area was not great. There was outside space large enough for maintenance access, but there were no designated parking spaces due to the town centre location which removed the need for car ownership. Mr Mims was not sure if the site was in a conservation area, but said that if it was the proposed development was likely to comply with conservation area requirements.

A representative for Hayle Football Club spoke regarding the proposed housing development involving Hayle Football Club and said that the development would be a lifeline for the club.

[7.27pm Councillor Fox joins the meeting.]

[7.28pm Councillor Coad joins the meeting.]

Mr Firth then added that the Land Registry records were in his favour.

Councillors and members of the public were reminded that issues of ownership were not planning issues and could not be taken into consideration by Councillors during their deliberations on the planning application later in the meeting.

7.30PM THE MEETING COMMENCED

490 CHAIRMAN'S ANNOUNCEMENTS (FOR INFORMATION ONLY)

There were none.

491 TO RECEIVE APOLOGIES

Apologies were received from Councillors Coombe and Lello. Councillor Coombe could not attend because he was representing the Town Council at a meeting elsewhere.

492 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

Councillor Pollard declared an interest in agenda item 10a (Minute 499a 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 Mims declared an interest in PA14/00806 in agenda item 10a (Minute 499a refers).

493 TO APPROVE THE MINUTES OF FULL COUNCIL MEETING 6 MARCH 2014

It was resolved that the minutes of the Full Council meeting 6 March 2014 be taken as a true and accurate record, the Mayor signing each page before placing them in the record book.

494 TO DISCUSS MATTERS RAISED DURING PUBLIC PARTICIPATION 6 MARCH 2014

All matters were dealt with on the night.

495 REPORTS OF OTHER COMMITTEES FOR APPROVAL

- a) To ratify the decision of the Resource Committee (19 March 2014) regarding the procurement procedure for appointing consultants for the Hayle Neighbourhood Plan and, if appropriate, to confirm the selected consultant/s

It was resolved to ratify the decision of the Resource Committee (19 March 2014) regarding the procurement procedure for appointing consultants for the Hayle Neighbourhood Plan and confirmed the selected consultant, Paul Weston.

496 HAYLE HARBOUR - SOUTH QUAY UPDATE

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

Simon Humphrey and Gary Cartmell both attended the meeting.

Gary Cartmell informed Members that he was in discussion with Cornwall Council regarding the exterior materials to be used on the ASDA building. After discussion it was decided that Councillors would attend a site meeting on Saturday 22 March at 10am to inspect the options currently made available by the developer, bearing in mind that although they had been asked to make a prompt decision, other options not on-site were available for consideration and the Town Council would need to be able to justify its decision to the public. Councillors were invited to attend a full site meeting at the same time to see the progress of works for themselves.

Simon Humphrey gave a progress report: weather difficulties had led to delays of a few weeks, but the pile driving was expected to be finished by 28 March and the MMO licence requirement regarding the sluice gates was being resolved. In answer to questions from Members he said that the repair to the harbour bridge was expected to start in the next eight to ten weeks and to the quay wall in the next two weeks. Mr Humphrey agreed to inform the Town Council when the repairs to both were started. He said that no work would take place on a Bank Holiday weekend, but that non-noisy work might be carried out on alternate non-holiday weekends. Regular letter drops had been carried out locally and in response to Councillors both Simon Humphrey and Gary Cartmell agreed to consider meetings with local residents. Mr Humphrey said that two information boards, containing the history of the site and a CGI impression of what it would look like when work was finished, would be erected before Easter. He informed Councillors that traffic lights on Carnsew Road would not be needed during the period of embargo and that he would investigate the reported issue of traffic blocking the entrance to Jewsons caused by positioning of signs at the current traffic lights.

The Mayor thanked Simon Humphrey and Gary Cartmell for their presentations.

497 TO RECEIVE A PRE-APPLICATION PRESENTATION FROM ANGELA WARWICK OF SITU8 REGARDING A PROPOSAL TO BUILD A HOUSING DEVELOPMENT OPPOSITE HAYLE FOOTBALL CLUB

The Mayor invited Angela Warwick to give her presentation.

Angela Warwick passed around plans of the proposed development and said that she would value input and ideas from Councillors. She introduced her colleagues and two representatives for Hayle Football Club. She said that they had received pre-application advice, mainly from Highways, and that a planning performance agreement was now in place. Jeremy Content was their planning officer at Cornwall Council. She said that she was keen to get opinions from the Town Council and to allay any fears Members might have had. She said that upgrading the facilities at Hayle Football Club would be part of the application.

A representative for the football club said that the development would help the football club and the community. The field belonging to the club would be disposed of and the pitch would become an all-weather, year round, third generation pitch which, although downsized, would accommodate schools and local groups and lead to a regeneration of club membership, which was 200 members. Sport England had been approached and a plan was being drawn up for it. Although the Archery Club would be homeless for the period April to September, it was expected that a future suitable arrangement for it would be found.

Angela Warwick said that plans included 40% affordable housing as a starting point, although she warned that no site investigation had been done and this figure might have to be reconsidered. She was informed that the Hayle Town Framework envisioned more

development next to this site and, responding to questions regarding access and roads, she said that the intention was to ensure future connectivity for expansion. Councillors had concerns regarding the proposed blocking off of Trevassack Hill and were reassured by David Ferguson, responsible for highways issues regarding the proposed development, said that this was due to visibility issues and that the meandering nature of the roads in the proposed estate was to keep speeds down, not to extend journey time. He agreed to consider Councillors' suggestions of an improved junction and/or a roundabout at the top of Trevassack Hill, as well as footpaths at the top and bottom of the hill, and said that a traffic assessment, including traffic flow at all affected areas, including Guildford Road, would be carried out. Regarding footpaths, Councillors asked that they be inside existing hedges, to avoid their unnecessary destruction. In addition it was suggested that the developers could help get the current 60mph speed limit reduced to 30mph. The developers were also informed that Trevassack Hill was the main detour route during town events such as the carnival.

Angela Warwick finished by saying that a managed play area would be included and informed the meeting that Coastline Housing Association was also involved in the proposed development.

The Mayor thanked Angela Warwick, her colleagues and the football club representatives for their presentation.

498 GUEST SPEAKER: GEORGINA SCHOFIELD TO RAISE HER CONCERNS RELATING TO THE MILLPOND

The Mayor invited Georgina Schofield to speak.

Georgina Schofield circulated photographs of the inner pond which was full of rubbish. She said that Tom Marks of CORMAC had contacted the Environment Agency (EA) regarding this issue, but that no response had yet been received. It was pointed out that as the pond is classified as 'ornamental' the EA were not obliged to clear it. It was reported that someone had tried to remove the fence and had already removed some of the granite. Ms Schofield also reported that the river had been cleared by CORMAC and volunteers. She emphasized the importance of keeping the Millpond area in good order as it was a heritage area and many people passed through it, with more passing through it in future due the development at Foundry. She suggested that building a bridge to the island in the middle of the pond and clearing the two mounds in the gardens would be useful projects to improve the whole area and asked for the Town Council's help in getting volunteers involved.

Ms Schofield was informed that the garden containing the two mounds and the Ropewalk were not owned by Hayle Town Council, but by Cornwall Council (CC) and had been designated by it as 'do nothing' areas and that the Town Council was in the process of trying to get CC to carry out maintenance and repairs to the areas owned by the Town Council (the Millponds) before they were handed back to it. She was also told that the water flow issue was the responsibility of the EA and that any costs associated with clearing Town Council owned areas would have to be phased in as they had to come from the Precept, paid for by the people of Hayle.

The Clerk informed the meeting that Duchy College had been contacted regarding building a bridge over to the island but that no response had been forthcoming. However, it was possible that this could become an Active Plus initiative and the project coordinators were already investigating it. The Clerk added that although Hayle Town Council was not

responsible for the day to day management of the Millpond it did budget regular sums to a fund for future repairs.

Regarding involving volunteers in a future clean up of the area several Councillors suggested various groups and organizations that would be worth contacting: Hayle in Bloom, David Flumm of the RSPB and Hayle Lions.

It was resolved that the Clerk would liaise with Georgina Schofield regarding organizing a Millpond clean up day and contacting possible volunteers.

499 PLANNING MATTERS

- a) To consider Planning Applications: PA14/00618; PA14/01263; PA14/01549; PA14/01542; PA14/00806; PA14/01655; PA14/01702; PA14/01722; PA14/01485 and PA14/00699

[Councillor Mims left the room at 9.24pm and re-entered at 9.28pm while the comment regarding PA14/00806 was being resolved.]

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

There was no new information further to agenda item 6a (Minute 495a refers).

500 FOOTPATHS

- a) Maintenance Update

It was reported that the repair work on the Clifton Slope at the end of the King George V Memorial Walk had been started and it was noted that the new set of contractors had knocked a granite post over.

Members were also informed that it had been agreed with the RSPB, Natural England and the ecologist at Cornwall Council that in order to limit disturbance to wildlife, work on the Railway Bridge on Jubilee Path was to be carried out in July.

The meeting closed at 9.52pm.

Approved by the Council as a true record, at its meeting 3 April 2014

Town Mayor.....

Date.....