



HAYLE TOWN COUNCIL

COUNCIL MEETING

THURSDAY 21 MAY 2015

Minutes of the Hayle Town Council Meeting held at the Hayle Community Centre, Hayle on Thursday 21 May 2015 commencing at 7.15pm with a **Public Participation Session**.

PRESENT

Councillor G Coad (Mayor)
 Councillors J Bennett, D Cocks, N Farrar, R Lello, B Mims, J Ninnnes, O Philp,
 C Polkinghorne, J Pollard and B Wills
 Town Clerk Eleanor Giggall

7.16PM PUBLIC PARTICIPATION SESSION

Sue Whitehead introduced herself and spoke regarding planning application PA15/01154. The application was for a self-build retirement bungalow in their large back garden for her and her husband so that they could release a 5-bedroomed family home onto the market. She believed the application would fit in with the emerging Neighbourhood Plan and would comply with National Planning Policy as it would be a sustainable in-town development. It had been designed to fit into and enhance the Conservation Area, to allow fire safety access and to minimize the impact on neighbours who would not be overlooked. Access to the property would be via an unadopted lane, ownership of which, in part, by some residents of Commercial Road had been established and negotiations with them begun.

Edwin Reese spoke on behalf of some of the Mount Pleasant residents regarding the same application. They objected to it on the following grounds: no vehicle access, especially for fire engines and ambulances; the lane belonged to the Mount Pleasant residents; if approved it would set a precedent allowing all Mount Pleasant residents to build in the vicinity.

Roy Curnow spoke regarding the Trevassack Hill planning application PA15/03787 on behalf of the applicants. He gave a brief history of the site and proposed development. He reminded Councillors of the 'wishlist' Hayle Town Council had given him when he had given a presentation at a Full Council meeting in July 2014 and said that all elements of it had been included. He said that the applicants had continued to liaise with Jeremy Content at Cornwall Council and the Highways department and both were now satisfied with the application. He reported that he had discussed appropriate S106 contributions per dwelling with Chantal McLennan and that the money had to be sent to Cornwall Council, but that he would ask that it be transferred to Hayle Town Council. He confirmed that the developers had agreed to 40% affordable housing.

7.28PM THE MEETING COMMENCED

1 CHAIRMAN'S ANNOUNCEMENTS (FOR INFORMATION ONLY)

The Mayor offered congratulations to Councillor Pollard on his re-election as Leader of Cornwall Council.

The Mayor asked Councillor Bennett to give a brief comment regarding the ICOMOS report to UNESCO regarding the World Heritage Site and its implications for planning issues in the town.

The Mayor announced that the beginning of the new Council year was a good time to reflect upon the importance of discipline during discussions, proposing and voting and of appropriate conduct between Councillors themselves and Councillors and Town Council staff.

2 TO RECEIVE APOLOGIES

Apologies were received from Councillors Capper, Coombe and Rance.

3 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

Councillor Pollard declared an interest in agenda item 9a (Minute 9a 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.'

4 TO APPROVE THE MINUTES OF THE FULL COUNCIL MEETING OF 7 MAY 2015

It was resolved that the minutes of the Full Council meeting of 7 May 2015 be taken as a true and accurate record, the Mayor signing each page before placing them in the record book.

5 TO DISCUSS MATTERS WHICH WERE RAISED DURING PUBLIC PARTICIPATION 7 MAY 2015

All matters raised were dealt with on the night.

6 TO RECEIVE A PRESENTATION FROM CHRIS RICHARDS, ARCHITECT AT LILLY LEWARNE PRACTICE, REGARDING PHASE 2 OF THE FAIRGLEN ECO-HOMES NEAR LOGGANS MILL

Chris Williams, Architect at Lilly Lewarne Practice, and Simon Williams, Developer at Percy Williams Builders, introduced themselves.

Simon Williams gave a brief history of the unique and unusual project, which had been the first private development of eco-homes in the country, and said that due to developments in low energy/energy saving technology, the plans for the second phase of the Fairglen development near Loggans Hill had been amended.

Chris Richards stated that they had existing permission for the development but would be applying for permission for amendments to the second phase, which would now include 17 houses to suit a family demographic. He then gave his presentation (see Appendix B) and described how the original design had been changed to allow the new houses to be of a Passivhaus design, which entailed keeping heat generated, recycled and inside the house thereby reducing energy consumption. These houses would not be fitted with active technologies (such as solar panels), although the infrastructure would remain for owners to

utilize and obtain grants available to them. He finished by saying that the planning application for Phase 2 would be submitted in the very near future.

In the question and answer session the following points were made:

- The houses in Phase 2 would be aiming for Passivhaus certification;
- There would be no further affordable housing as the 17% agreed in the original application covered both phases of the development and had already been fulfilled in Phase 1; it had been accepted that as the affordable houses had included the same energy efficiency technology as the market value houses they had been more expensive to build and that therefore 17% affordable housing had been an acceptable percentage;
- There would be no rainwater harvesting;
- Simon Williams would take another look at open spaces/play areas following Councillors' concerns that not enough was offered in the original plans, although he did point out general open land in the area;
- The application would be for 10 three-bedroom houses of 88m² and 7 three-bedroom houses of 98m².

The presentation finished with Councillors re-iterating a desire for more affordable housing and play areas in Phase 2 of the development.

The Mayor thanked Chris Richards and Simon Williams for attending the meeting.

7 TO CONSIDER CORNWALL COUNCIL'S PROPOSED SALE OF LAND ADJACENT TO HAYLE VIADUCT TO PEVERIL SECURITIES

Councillors were reminded that the sale of land had been initiated by ING (and then Peveril Securities) who wanted it to provide more car parking space for the retail unit/s planned in Foundry Yard, which in turn meant the site, which had been allocated as the display site for the Goonvean Engine, had to be relinquished.

The meeting was updated regarding the proposed location site of the Goonvean Engine following a meeting amongst representatives of Harvey's Foundry Trust, Corinthian Land, the World Heritage Site Office, Cornwall Council's Heritage department and Historic England. It was reported that Historic England had changed its original position requiring the engine to be reassembled on site and that its new position was that the engine should be displayed in a number of pieces, in order for the harbour lines to be unaffected and bearing in mind that the engine would never have been assembled in Hayle, but would have been in pieces ready to ship.

There followed a discussion regarding the benefits and disadvantages to the town if the sale of land went ahead.

[8.30pm Councillors Pollard, Bennett and Lello declared an interest and left the room.]

It was resolved to reply to the email from Graeme Scrimgeour, Estates Assistant at Cornwall Council, as follows: 'Hayle Town Council does not object provided that the money from the sale be given to the Town Team, via Hayle Town Council, to mitigate the competitive impact the additional land could give the new store and to maintain the viability of existing retailers in the town centre.'

[8.35pm Councillors Pollard, Bennett and Lello re-entered the room.]

8 HAYLE NEIGHBOURHOOD PLAN UPDATE

- a) To consider the request for support for the Neighbourhood Plan Steering Group's proposal regarding its Transport Plan requiring expenditure as outlined in Item 2 in the attached email

It was reported that the Neighbourhood Plan Steering Group had had discussions regarding transport and infrastructure for the next 30 years and had decided that it needed input from a transportation expert for two reasons: firstly, for a transportation study to accompany the proposed link road shown in the Neighbourhood Plan consultation and secondly, for a longer-term transportation policy for Hayle, especially as Cornwall Council had not included one in its Local Plan and it would put the Town Council in a better position to resist inappropriate development and support good projects.

The costs had been budgeted as follows:

- £925 for the transportation study,
- £1320 for the transportation policy and
- £1000 for printing and publicity materials.

It was resolved to approve expenditure for all three above.

9 PLANNING MATTERS

- a) To consider Planning Applications: PA15/02418; PA15/02777; PA15/03752; PA15/03669; PA15/01154 and PA15/03787

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

[9.35pm Cllr Cocks declared an interest and left the room while PA15/01154 was being discussed and voted on. He re-joined the meeting at 9.42pm.]

- b) To note the results of previous applications

It was resolved to note the results of previous applications.

10 FOOTPATHS

- a) Maintenance Update

There were no issues to report.

The meeting closed at 9.50pm.

Approved by the Council as a true record, at its meeting 4 June 2015.

Town Mayor.....

Date.....