



HAYLE TOWN COUNCIL

SPECIAL COUNCIL MEETING

THURSDAY 26 FEBRUARY 2015

Minutes of the Hayle Town Council Special Meeting held at the School Hall, Penpol School, Hayle on Thursday 26 February 2015 commencing at 7.30pm with a **Public Participation Session**.

PRESENT

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

Town Clerk Eleanor Giggall

Approximately 55 members of the public.

7.30PM THE MEETING COMMENCED

226 CHAIRMAN'S ANNOUNCEMENTS (FOR INFORMATION ONLY)

The Mayor informed everyone of the requirement to register to speak and of the location of the toilets and fire escapes.

227 TO RECEIVE APOLOGIES

Apologies were received from Councillors Pollard and Rance.

228 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

Councillor Coombe declared an interest 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.' He said he would aim to reflect the views of the town as a whole. He advised the meeting that it was his intention to vote that night and at any subsequent related Cornwall Council Strategic Planning Committee meeting.

229 PUBLIC PARTICIPATION REGARDING THE FOLLOWING APPLICATION ONLY

Paul Pellegrinetti said that the proposed development was in the wrong place, at the wrong time and by the wrong developer and that improved infrastructure needed to be in place before any development was considered. He said that it would cause mass disruption to the children

at the school during construction and that it was not in the best interests of the town as a whole as it would cause chaos.

Peter Pool thanked the Town Council for holding a special meeting regarding this planning application. He said that he objected to the application on the grounds that the land was TV2 protected land; it was on grades 2 and 3 agricultural land, which should be saved for future food production; it was not a brownfield site, which should be given first consideration for development; it was not within the current town boundary; it threatened the status of the World Heritage Site; the buildings would be higher than the existing listed buildings; the privacy and quiet life of residents of the neighbouring nursing home needed to be protected; the development would be very visible from far and wide due to its location on high, sloping land; and there was no proper access from the A30 at Tolroy.

M H Rowe said that he had never seen a satisfactory answer regarding access to the site; there was road congestion already in the area, especially at school in/out times and during the holiday season, and that no account had been taken of the impact of ASDA traffic during the summer; and that properties in St George's Road would be devalued because of the increase in cars/traffic.

John Reid was concerned about pressure extra houses would put upon the drains and sewerage system of the area, which was already not fit for purpose, with run off from rain streaming down both sides of Penpol Road.

Sally Jane introduced herself as a teacher at the school and that she had lived locally since the 1980s. She said that the agricultural land was a fantastic backdrop for children and that it had to be protected for their future.

Anthony Dunn asked if he could give his three minute timeslot to Mr Pool. This was approved and Peter Pool gave more reasons for his objection to the application. He said that the proposed access to the site would form a junction next to the school causing more danger to the children and their parents; there would be increased traffic congestion and parking issues on the site, on St George's Road and at Foundry; there would be no increase in infrastructure and schools in Hayle were already full and medical services overstretched; the proposed expansion to Penpol School was too high a price to pay; there would be an increase in flooding because of increased water use/sewage; trees and their habitat for wildlife would be lost; there would be significant light pollution, leading to more loss of wildlife. He hoped that Hayle Town Council would use its voice to let Cornwall Council know how unwanted this development was and added that he hoped Councillor Coombe would vote against it at the Strategic Planning Committee meeting. He also wanted the number of objectors to trigger a public meeting with the Strategic Planning Committee.

John Mathews said that the 15% affordable housing was equivalent to only 33 units, fell way below the Council's guideline of 40% and if accepted by Cornwall Council would set a bad precedent for future applications. He added that the delivery of the school extension was a separate issue.

Robert Jones enquired about the five year development plan for housing and asked if there was land within the plan less susceptible to flooding. He added that drains in the Foundry area were already not coping with water flow and that this application would create further flood risk.

K Bowden said that the developer appeared to be building in every town in Cornwall and that this development would devastate prime agricultural land.

Elizabeth Gregg objected to the development on the grounds of increased traffic and because it would change the nature of the school. She said that she had been a governor of Penpol School when the Guinness Trust made a similar proposal and the head of the school at that time had objected saying that the school's character should be preserved and not turned into an urban school, which would happen if a development were built so close by.

B A R Richards observed that Councillors appeared to be shocked by what they were hearing and stated that Councillors should support the opinions of the public present and object to the application.

Stella Robbins said that she had lived in Foundry all her life and had witnessed flooding in Tremeadow Terrace and Foundry many times over the years. She said that despite the installation of a new drainage system in the 1990s flooding was still an issue in the area and a new housing development would only make it worse. She was also concerned about extra danger to pedestrians in the area from the inevitable increase in traffic; it was already very hard to cross Penpol Road and would only get worse.

Roger Warren reminded the meeting that there had been an opportunity in 2004 to obtain the land to expand the school, but that it had not been taken up.

Mel Sheridan informed the meeting that she had recently been through six years of hell due to poor drainage around her property. Investigations had shown that the pipework was from the 17th century and that very day South West Water had admitted that it had not been maintained for the last 42 years. She added that South West Water appeared to be barely aware of Linden Homes' plans and this did not give her confidence in their assessment of the drainage system for the proposed development.

Paul Pellegrinetti said that he had noted the non-attendance of Councillor Pollard and that in his opinion only Cornwall Council, not developers, should be responsible for expanding the school.

Valerie Reardon wanted to impress upon people that if the development went ahead it could never be undone. She was also concerned about the level of affordable housing and added that even property sold at 10% under market value was still not affordable for much of the local population.

230 TO CONSIDER PLANNING APPLICATION PA14/09315, MR MATTHEW STEAD, LINDEN HOMES SOUTH WEST

The Mayor thanked the members of the public for expressing their views and invited Councillors to express their views going from left to right along the table, reminding them not to repeat points already raised by their colleagues.

Councillor Bennett was first to speak and raised the following objections, after stating that if the Town Council's members had appeared surprised they most definitely were not as they had been aware of and considering the impact of this proposed development for months. Firstly he drew attention to the National Planning Policy Framework presumption in favour of

development of brownfield land and said that although he acknowledged that a five year plan with such an allocation was not in place, the emerging Neighbourhood Plan prioritised other sites over this one. He added that the Town Council had already voted on its priority site allocations for housing and that this was the third. Further objections were loss of agricultural land; harm to the setting of listed buildings and the Conservation Area; harm to the setting of the World Heritage Site – he added that UNESCO had visited Hayle twice and that if they found it was in violation the whole site (covering Cornwall and West Devon) would be de-listed; English Heritage's concerns and objection; it was in conflict with Cornwall Council's own Landscape Character Assessment; failure to meet the 40% affordable housing requirement and the risible 15% offered (even though another development at the other end of the town had complied with 40%); in the spirit of localism weight should be given to local opinion, which was overwhelmingly against this application; Hayle Town Council's disagreement with Cornwall Highways' traffic impact assessment, especially at Foundry Square; although land was being given for school development no education contribution was being paid and the land offered would not be sufficient for future expansion; it appeared that it was not a coincidence that this and other developments were coming forward before the Community Infrastructure Levy, which would provide the town with £2,000 per dwelling, was in place; light pollution would be a significant issue; drainage was unsatisfactory, does not take account of the poor state of very old drains, sewage is already leaking into the harbour and flooding is likely.

Councillor Ninnes said she agreed with the previous points and objected strongly to the application. Not only was this the third preferred site, it was the third of only three sites and so the least preferred site; there was no proof of a need for housing in Hayle other than affordable housing, especially considering that ING were only offering 17% affordable housing on the site for which it had gained permission; the site was a greenfield site; the site is not within the current town boundary; it was within a World Heritage Site; the traffic assessment did not take account of the summer traffic with ASDA open.

Councillor Fox stated her objection to the development and added that the level of affordable housing offered did not look at the needs of the community; the traffic assessment was flawed; the land was allocated TV2 status; she supported English Heritage's objections and was concerned because it was in a World Heritage Site and Conservation Area.

Councillor Cocks agreed with previous comments and said he objected strongly.

Councillor Farrar also agreed with previous comments and objected strongly.

Councillor Polkinghorne also agreed and objected strongly. He added that although a contribution to Highways of £600,000 had been offered no contribution to Education had been offered and in his opinion the small piece of land offered to the school was not worth £500,000.

Councillor Capper agreed with previous comments and objected strongly. He added that the Town Council had been working with a Cornwall Council Planning Officer on the Cornwall Local Plan Site Allocations document recently and on the Town Framework Plan in the past. They had had three meetings in the last 12 months and the Town Council had had to come to agree to disagree with Cornwall Council. The Town Council was completely at odds with using the site in this application, although it might possibly approve of a future small scale development. He added that the Town Council was well equipped to demonstrate that alternative sites were available and added that it had been assured that the Affordable Housing

Team at Cornwall Council also objected strongly to the 15% affordable housing offered by the application. He added that the Conservation Officer still had to offer his/her views.

Councillor Philps agreed with previous comments and objected strongly.

Councillor Coombe said that 80 letters of objection would trigger a meeting of Cornwall Council's Strategic Planning Committee (SPC) (at the discretion of the Chair) with the public and he reminded the meeting that he was only one of 21 members of the SPC. He agreed that 15% affordable housing was disgraceful and thought that Cornwall Council would also find it so. He said it was his aim to help younger families afford a home. He doubted the traffic impact assessment of Cornwall Highways. He praised Penpol School and reported that its last two OFSTED inspections had both rated it 'outstanding' and he said there was a need to do something for local schools, parents and children and that everyone needed to stand up for Penpol School which was now overcrowded, with some children working in corridors.

Councillor Mims agreed with previous comments and emphasised the lack of infrastructure for the inhabitants of any new housing, with schools and medical services being oversubscribed. He too objected strongly to the application under consideration.

Councillor Coad wanted any proposal to include at least 40% affordable housing. In addition to the reasons for objection already stated he said that he also objected to the design appearance of the development, which appeared as if random pages of a catalogue of standard current house designs had been selected. The designs were wholly out of place in Hayle and especially in an area which bordered a Conservation Area. He also thought the drop-off area located in the middle of an area of housing for the school was ludicrous as it was very dangerous and would lead to an increased risk of accidents.

It was resolved unanimously that Hayle Town Council objects strongly to planning application PA14/09315 on the following grounds:

- the National Planning Policy Framework presumption in favour of development of brownfield land and the emerging Neighbourhood Plan's prioritisation of other sites over this one;
- loss of agricultural land;
- harm to the setting of listed buildings and the Conservation Area;
- harm to the setting of the World Heritage Site (including the objection of English Heritage);
- failure to meet the 40% affordable housing requirement and the risible 15% offered (even though another development at the other end of the town had complied with 40%);
- in the spirit of localism weight should be given to local opinion, which was overwhelmingly against this application;
- Hayle Town Council's disagreement with Cornwall Highways' traffic impact assessment, especially at Foundry Square;
- although land was being given for school development no education contribution was being paid and the land offered would not be sufficient for future expansion;

- it appeared that it was not a coincidence that this and other developments were coming forward before the Community Infrastructure Levy, which would provide the town with £2,000 per dwelling, was in place;
- light pollution would be a significant issue;
- drainage was unsatisfactory, does not take account of the poor state of very old drains, sewage is already leaking into the harbour and flooding is likely.

The Mayor was nominated to represent Hayle Town Council at the Strategic Planning Committee meeting.

The Mayor asked the public to write to lobby Cornwall Councillors and to lodge letters of objection with Cornwall Council. He encouraged them to attend the Strategic Planning Committee meeting and to lobby Councillors outside the meeting room.

Members of the public were also advised that filling in a slip at the meeting organised by Linden Homes did not constitute objection for Cornwall Council's purposes and that if they had not done so already, they should object to Cornwall Council. It was also suggested that members of the public should email members of the Strategic Planning Committee in advance of the meeting to inform them of their objections.

The meeting closed at 8.27pm.

Approved by the Council as a true record, at its meeting 19 March 2015

Town Mayor.....

Date.....