



## HAYLE TOWN COUNCIL

### COUNCIL MEETING

**THURSDAY 6 FEBRUARY 2014**

Minutes of the Hayle Town Council Meeting held at the Hayle Community Centre, Hayle on Thursday 6 February 2014 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, A Rance

Town Clerk Eleanor Giggal

### 7.16PM PUBLIC PARTICIPATION SESSION

Jackie O'Keeffe said she was attending the meeting on behalf of Hayle Runners and that as the group used the facilities at the current Hayle Rugby Club she had come to listen to agenda item 8 (minute 458 refers).

[7.17pm Councillor Coad joined the meeting.]

### 7.17PM THE MEETING COMMENCED

#### 451 CHAIRMAN'S ANNOUNCEMENTS (FOR INFORMATION ONLY)

The Mayor informed Members that any questions for Jeremy Content, Cornwall Council Planning Officer, should go through the Clerk.

#### 452 TO RECEIVE APOLOGIES

There were none.

#### 453 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

There were none.

#### 454 POLICE LIAISON

- a) To receive and note the monthly report

PCSO Fiona Gamble presented the police report for January 2014.

In the question and answer session the following issues arose:

The number of violent crimes recorded seemed high and PCSO Gamble said that she would ask Sergeant Friday for a breakdown of the incidents. In response to a question regarding a

spate of vandalism to car wing mirrors on New Year's Eve she replied that the victims had been asked to report the crime but that no one had come forward to make a complaint and therefore the police were unable to address that particular issue. She added that a person was currently in the frame for similar damage. Regarding young drivers speeding at the West Cornwall Retail Park, it was reported that they are not always the same young people. If a vehicle number plate is logged more than once a Section 59 notice can be issued. PCSO Gamble added that the culprits were coming from all over the area, not just from Hayle.

A Councillor asked if the police would patrol King George V Memorial Walk at the weekend as the large signs advising of Sunday closure to traffic had had to be removed for a short period and might not be back in time. The Clerk re-iterated that any Sunday police patrol would be good as it might put off the people who had been abusing the valid users who lived on the Walk.

The Mayor thanked PCSO Gamble for her report.

**It was resolved** to note the report (see Appendix A).

**455 TO APPROVE THE MINUTES OF FULL COUNCIL MEETING 23 JANUARY 2014**

**It was resolved** that the minutes of the Full Council meeting 23 January be taken as a true and accurate record, the Mayor signing each page before placing them in the record book.

**456 TO DISCUSS MATTERS RAISED DURING PUBLIC PARTICIPATION 23 JANUARY 2014**

There were no matters outstanding.

**457 REPORTS OF OTHER COMMITTEES FOR APPROVAL**

There were none.

**458 TO RECEIVE A PRESENTATION FROM RICHARD WALKER OF RICHARD WALKER DEVELOPMENTS REGARDING HIS PROPOSALS FOR THE DEVELOPMENT OF THE HAYLE RUGBY CLUB INTO A RETAIL CENTRE**

The Mayor invited Richard Walker to give his presentation.

Mr Walker thanked the Town Council for allowing him to give his presentation and introduced Mark Scoot, planning consultant from Amethyst, and Alan Hobson, representative from Hayle Rugby Club, who would also be speaking. Handouts of the proposed development were distributed.

First to speak was Mr Hobson, who said that he was on the management committee at the Rugby Club and that his wife was the current secretary. He reminded the Town Council of the importance of the Club to the whole community and said that its proposed relocation to Carwin Rise would be welcomed as the current building was no longer fit for purpose and the drainage on the pitch was poor. He said that the only disadvantage would be that the regular car boot sale would no longer be held and outlined the benefits of the proposed new Club (see

Appendix C) and concluded that it would be a great opportunity for the people of Hayle and hoped that there would be support for the proposed relocation.

Then Mr Walker spoke to the handout (see Appendix C). He added that attention would be paid to good landscaping and that some of the architectural detail of the existing retail park would be picked up. The car park exits would be exit only, to ensure the greatest possible capacity for queue back to the roundabout and the staff parking area would be accessed from a private road, but that he was also happy to look at the potential to provide a minibus service to and from the town centre for transporting staff. He said that the possible amalgamation of his development with the existing retail park would allow visitors to park in one place and access all shops in both retail parks.

Regarding the new Rugby Club Mr Walker added that there would be grandstand and balcony seating and that the all-weather pitch could be used all day every day if required. He also said that money released from the sale of the current Rugby Club would allow the Club to invest and provide sufficient investment income, regardless of other hiring income, for the long term existence of the Club. He said that this proposed retail development was an opportunity for Hayle to support the Rugby Club and bring a lot of income into Hayle, which would stay in the town for the benefit of the local community. He claimed that the Section 106 agreement package would be as good as, if not better than any other development in the area. He finished his presentation by saying that he looked forward to hearing from Hayle Town Council for their ideas for any other town projects.

In the subsequent question and answer session the following points were raised:

Regarding anchor tenants the Members were informed that a large number of retailers had been approached, but that they were not prepared to commit at that stage. Mr Walker expected that a number would want to come, were consent to be granted. He reassured Councillors that he was not looking for any food-led retailers although Marks & Spencer might want to move to take a larger unit.

Councillors were keen to discuss the improvements to local sport that a new Rugby Club would bring. It was suggested that the Cornish Pirates might use the new all-weather pitch for training as it would be better than any other existing pitch.

In answer to a suggestion that road improvements on the A30 at Loggans Roundabout could be maximised if both potential developers cooperated, Richard Walker replied that he had been told that there was retail capacity for only one more development in addition to the current one, but that his company would fund all changes currently envisaged by Cornwall Council and the Highways Agency. He added that Hayle had to weigh up the best scheme for local people.

At this point a Member expressed a *cri de coeur*: he said he thought that there might be three retail parks in the future and that it would be better if the two new parks were developed together. He said he was calling for the developers to conceive of something strategic in nature, coherent and as beautiful as could be. He felt that the capacity of the A30 suggested a long pull to get people from a considerable distance. Mr Walker responded that there was a balance to be had between raising the profile of Hayle as a shopping destination and keeping the town centre viable. He suggested that Hayle Town Council needed to keep this in mind, but one Member said he thought that there would be ways to find opportunities for local businesses, especially due to the draw of ASDA in the town.

At this point the Clerk explained that the Planning Department at Cornwall Council had advised her that it was not in a position to comment on the possible number of new retail parks in addition to the West Cornwall Retail Park until a retail impact assessment had been done. However, Mark Scoot said that in his discussions with Jeremy Content at Cornwall Council it seemed likely that there would be room for only one development, although in response to a Member's question Mr Walker said that if Cranford received permission for its development he would continue with his application and would not give up on the Rugby Club relocation.

Many Councillors expressed a desire for both development companies to cooperate to provide the best possible scheme for Hayle, but were reminded that the Town Council could only deal with the planning applications that came before it and that developers were in competition with each other.

In response to a comment that the existing West Cornwall Retail Park worked so well because of the type of retailers it had and that the Council would like to see other retailers that did not have a presence elsewhere in the area, Mr Walker said that his development would need quality retailers who were prepared to pay rents high enough to ensure a quality scheme. He also said he was prepared to work with the people of Angarrack and to sign up to measures such as providing money for an experienced town manager to help the town centre remain successful.

Several Councillors expressed the view that they did not like the design of the buildings and suggested that it be revised before submitting a formal planning application. The issue of sustainable transport and sufficient parking was also raised again and Richard Walker reiterated that his development would look to bring solutions to both issues.

The Mayor thanked Richard Walker for his presentation.

#### **459 TO DETERMINE WHETHER HAYLE TOWN COUNCIL SHOULD CONSIDER THE PLANNING APPLICATION FROM CRANFORD DEVELOPMENTS AT A SCHEDULED FULL COUNCIL MEETING OR AT A SPECIAL FULL COUNCIL MEETING**

The Clerk informed Councillors that as the planning application from Cranford was unlikely to be decided by Cornwall Council within the deadline the Town Council had been given, it would be possible to have a separate meeting devoted to this issue. She added that Jeremy Content was willing to come to speak to Councillors before the meeting to share any information he had available and answer any questions. In response to Councillors' desire to consider both proposed developments from Cranford and Richard Walker Developments together, they were reminded that the application before them needed to be judged on its own merits and the Clerk reminded them that if they delayed their response to the planning application before them they could be sued for non-determination. It was agreed that a room larger than the Assembly Room would be required to allow a large number of members of the public to attend.

**It was resolved** to arrange a presentation from Jeremy Content immediately before a special meeting, at which he would also be present. The pre-meeting presentation would be held from 6.00 – 7.00pm with the special meeting starting at 7.30pm on Wednesday 19 March 2014. Both presentation and meeting would be held in Room 7 at the Hayle Community Centre.

#### **460 TO DISCUSS THE PROTOCOL FOR PROPOSING AND VOTING ON ITEMS DURING COUNCIL MEETINGS**

It was agreed that there was an issue at the last Full Council meeting during the consideration of planning applications regarding the quick speed of proposal, seconding and moving to a vote. The Mayor's apology for moving to a vote quickly at the last meeting was accepted.

There was a general discussion regarding the different ways that proposing, seconding and voting could be carried out, from a more informal discussion, then proposal and vote, as at present, to a formal strict adherence to Standing Orders, with a proposal on the table before discussion, then moving to a vote. It was agreed that any discussion needed to be controlled by the Chair.

**It was resolved** that the protocol for proposing and voting on items during Council meetings should reflect current practice, with debate occurring first, then a proposal and seconding of the proposal, then a pause to allow further questions or explanations if required, then the vote.

#### **461 REPORTS FROM OTHER BODIES/WORKING PARTIES/EVENTS**

It was reported that Councillors Lyons and Polkinghorne had carried out an internal audit of the finance functions of the Town Council office and both Councillors commended the Clerk and her team for their work.

Councillor Rance reported that the Hayle Foodbank helped 14.6% more people in 2013 than it did in 2012. Since its opening two years previously, the Foodbank had helped 2,640 people, which equated to serving 55,545 meals. Councillors were informed that a person was able to come to the Foodbank a maximum of six times. This limit had been imposed to avoid dependency. People were not only given food at the Foodbank, but they were also given advice regarding other support that was available to them.

#### **462 ACCOUNTS**

- a) To approve the Income and Expenditure of the Council 2013/2014 as listed on Appendix B

**It was resolved** to approve the Income and Expenditure of the Council 2013/2014 as listed on Appendix B.

#### **463 STANDING AGENDA ITEMS**

- a) Hayle Harbour Update

**It was resolved** to check if there was an agreement that all vehicles and equipment for works on the South Quay site must come into the town via Carnsew Road.

It was reported that regarding the North Quay site Carillion had a deadline of 14 March 2014 for the snagging list for work still required to be completed. Councillor Bennett agreed to send Councillor Pollard photographic evidence of standing water on the upper pedestrian part of the promenade on North Quay, which he thought was due to lack of drainage there.

It was reported that Councillors Bennett, Lyons and Rance had had a meeting with Peter Haddock, the Harbourmaster, and Andy Robinson of Engineered Earth and discussed using

Ecogabions made of recycled materials to extend the training wall out of the harbour. Their installation would be part of a trial which would be monitored by students at Falmouth University.

b) Cornwall Council Update

Councillor Coombe reported that the new Fire Stations at Hayle and Tolvaddon are to be built by the Kier Group and that work was due to commence earlier than expected. The ceremony to commemorate the start of work would be held at the end of March 2014. The fire station at Hayle was expected to be finished by the end of autumn or by the end of the year at the latest. Councillor Pollard reported that the bollards at the front of Commercial Road car park would either be incorporated into the scheme or handed back to the town.

It was reported that a robust defence of Hayle's decision to build on South Quay has been made to counter Icomos UK's threat to Hayle's status as a World Heritage Site.

The flag poles on Commercial Road car park are to be retained although they may be moved slightly from their current position.

Regarding the Beach Access project, it was reported that more concrete had been poured and that although problems with shuttering had slowed them down everything was progressing well. It has been agreed that a land drain be inserted to improve the junction with the coastal path.

It was confirmed that the work being undertaken on the Towans was part of the Towans project.

[Councillor Capper leaves the meeting.]

Thanks were given to the Clerk and the contractors for their work on the Beach Access project.

**It was resolved** to write to the Planning Department at Cornwall Council to state that Hayle Town Council is disappointed that it does not receive comments from all planning officers regarding planning applications that come before it. The Town Council is grateful for those officers who do pass on their comments as they are very useful.

c) Community Asset & Devolution of Services Update

The Clerk informed the meeting that the actual transfer of assets must be deferred to 1 April 2015 to ensure a proper transfer, including the completion of paperwork, schedules and the procurement process. She reported that this would be good for the long term management of the Millponds and Plantation. She informed the meeting that Councillor Capper had written a letter to Cornwall Council with special reference to the safety of the Plantation Wall in the present weather conditions.

**It was resolved** that Hayle Town Council agree and execute deferral of transfer for a maximum of up to one year to 1 April 2015 and that there be some flexibility to use some of the £100,000 allocated to Cornwall Council to make improvements to certain areas of the town.

**464 CLERK'S REPORT/CORRESPONDENCE/MEETINGS/INCIDENTALS**

- a) To recommend a name(s) for the new access road(s) on South Quay

**It was resolved** that Hayle Town Council's preferred option is that the whole area be called South Quay.

- b) To consider the correspondence from Mr Pip Pool regarding the proposed Linden Homes development at Netherleigh Farm, St George's Road

Councillor Pollard said that he resented the following point in Mr Pool's letter: "1. County councillors involved in negotiations with the developers for some months without the knowledge of HTC." as it was a downright lie.

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

- c) To discuss the email correspondence from Walkers Are Welcome and consider whether to renew Hayle Town Council's subscription for 2014

John Nunn had reported to the Clerk and members that the whole committee of Hayle Walkers Are Welcome had folded. However, someone had expressed an interest in taking the group over.

**It was resolved** that Hayle Town Council agree to renew Hayle Town Council's subscription for 2014.

- d) Meetings

06/02/14	7.15p.m.	Full Council	Hayle Community Centre
13/02/14	7.00p.m.	<b>Councillor Training:</b> Understanding Affordable Housing All Councillors	Hayle Community Centre
15/02/14	7.15p.m.	Hayle Twinning Association	Hayle Community Centre
20/02/14	7.15p.m.	Full Council	Hayle Community Centre
24/02/14	7.00p.m.	Hayle in Bloom	Hayle RFC
27/02/14	7.30p.m.	Informal Presentation from Linden Homes	Hayle Community Centre
06/03/14	7.15p.m.	Full Council	Hayle Community Centre

13/03/14	7.30p.m.	<b>Councillor Training:</b> Meeting Behaviour including Chairmanship, Standing Orders, Written & Recorded Ballots etc All Councillors	Hayle Community Centre
20/03/14	7.15 p.m.	Full Council	Hayle Community Centre
27/03/14	7.30p.m.	Amenities Committee	Hayle Community Centre

The meetings list was tabled and the Clerk reminded Members that the training sessions were compulsory.

e) Incidentals

It was stated that the incidentals were available on request.

The meeting closed at 9.55pm.

**Approved by the Council as a true record, at its meeting 20 February 2014**

**Town Mayor.....Date.....**