



## HAYLE TOWN COUNCIL

**COUNCIL MEETING**

**THURSDAY 20 JULY 2017**

Minutes of the Hayle Town Council Meeting held at the Hayle Community Centre, Hayle on Thursday 20 July 2017 commencing at 7.15pm with a **Public Participation Session**.

### **PRESENT**

Councillor N Farrar (Mayor)  
Councillors H Blakeley, S Benney, P Channon, G Coad, D Cocks, B Mims, P Nidds,  
C Polkinghorne, J Pollard, A Rance, A Roden and K Townend

Clerk Eleanor Giggall

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

David Eddy spoke regarding PA17/05167. He explained that the plans had been amended to move all living rooms to the north elevation to avoid overlooking 22 – 32 Green Park Road. Parking spaces had been increased from 9 to 16. He hoped the town council would approve the changes. (See appendix B)

Karin Howey spoke regarding her objection to PA17/02388. She was particularly concerned about the impact it would have on parking and traffic congestion, which had already deteriorated due to the recent erection of garages in the immediate area and the very narrow access, and the overshadowing and loss of outlook to the detriment of residential amenity, particularly as the proposed houses were now located further back on the site and closer to the existing Victorian terrace on Harbour View. She was concerned about the rooflights in the plans which might indicate a third floor in a building that had previously been recommended to be just a bungalow. She acknowledged that the annexe had been removed, but drew attention to the fact that an additional parking space had been omitted. (See appendix C)

Jo Bateson spoke in objection to the same application and for the same reasons as the previous speaker. She added that residents of the Victorian terrace on Harbour View had already lost their view of the harbour as DCH had refused to cut back the trees they had planted and the proposed buildings would lead to Harbour View not being visible from the road at all. The Conservation Area (CA) would be impacted as although the new houses would not be in the CA the older houses were. (See appendix D)

Kevin Moseley spoke as planning agent on behalf of the applicants of PA17/05323. He said that planning permission for conversion of the barn had been approved for holiday occupancy many years ago and that this application was for the same scheme. There had been no objections to the plans, but one letter of support from a near neighbour, who looked forward to the improvement of the building, had been received. He hoped the town council would support the application.

Susan Rowe from Sandyacres spoke in objection to PA16/11615. She had hoped that the plans for two bungalows would address the situation regarding parking, but they did not and in her opinion the site would only accommodate a single dwelling. This application left inadequate land in front of the property to retain residential amenity. She added that a previous similar local application had been refused, and then one dwelling approved, and that one bungalow would bring this application into line with other local properties. She hoped the town council would take her comments and those of her neighbours into account when considering the application. (See appendix E)

**7.29PM THE MEETING COMMENCED**

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

The mayor announced that on Tuesday 18 July he, the mayoress and the town clerk had attended the Hayle in Bloom lunch following the judging, which had gone well and had elicited positive comments from the judges.

The mayor also announced that he would be attending Harvey's Foundry Trust to be presented with a small replica of the Man Engine, which would be kept by the trust.

**52 TO RECEIVE APOLOGIES**

Apologies were received from Councillors Capper and Wills.

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

Councillors Coad and Pollard declared an interest in agenda item 11a (minute 61a 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 Blakeley declared interest in PA17/05167 and said he would leave the room during the discussions and vote.

**54 TO APPROVE THE MINUTES OF FULL COUNCIL MEETING 6 JULY 2017**

**It was resolved** that the minutes of the full council meeting 6 July 2017 be taken as a true and accurate record, the mayor signing each page before placing them in the record book.

**55 TO DISCUSS MATTERS WHICH WERE RAISED DURING PUBLIC PARTICIPATION 6 JULY 2017**

All matters had been dealt with on the night.

**56 TO CONSIDER PLANNING APPLICATIONS PA17/04181 AND PA17/04182 REGARDING SOUTH QUAY (PLEASE NOTE THAT A CORNWALL COUNCIL PLANNING DEPARTMENT REPRESENTATIVE WILL ATTEND TO ANSWER COUNCILLORS' QUESTIONS)**

The mayor introduced Cornwall Council's Principal Development Officer Peter Bainbridge, who gave a brief update. The two applications followed outline permissions on South Quay. Cornwall Council (CC) was awaiting reports regarding the World Heritage Site (WHS) status from UNESCO, which had been formally consulted for its comments and the determination date for both applications had been put back to October 2017 to allow time for the comments. He added that Hayle Town Council (HTC)'s comments would be considered alongside those of all other consultees.

Mr Bainbridge suggested that the town council might want to defer its comments until those from UNESCO were available, but Councillor Coad, backed by Councillor Pollard, suggested that the town council should continue its consideration at that night's meeting so that its comments could inform CC officers and UNESCO.

Several councillors noted that Historic England and the WHS office had been consistently critical of the size of building at the end of the quay, which would house a restaurant and which had been reduced from four storeys to three, but the volume of which had actually increased. This had been their main negative comment. The pitch of the roofs had also been changed to accommodate their comments.

Several councillors suggested that the town council should defer its comments in line with the suggestion from Peter Bainbridge.

There followed a discussion which highlighted the main differences of opinion amongst members of the town council:

- a) the value of Hayle as a heritage asset (including WHS status 'protection' from unwanted housing developments), and the desire not to leave future generations with a 'monstrosity' on the harbour; versus
- b) the prosperity and future of Hayle which was more dependent upon a generally acceptable harbour development not its WHS status, which might be withdrawn.

During the debate the clerk reminded councillors that the plans before the council were unlikely to change and they needed to be careful not to be or be seen to be predetermined when they gave their formal comments on the applications before them that night as this would prevent them making any further (differing) comments following receipt of the UNESCO report.

The following information was also provided by Peter Bainbridge in answers to questions from councillors:

- the current percentage of retail space was unknown;
- the developers were not obliged to provide disabled parking spaces;
- there was no affordable housing provision on South Quay; affordable housing would only be provided on North Quay, if that development was built;
- it was possible that a requirement to reduce the size of the building at the end of South Quay might make the project financially unviable;
- the requirement to build the bridge across Penpol Creek was not affected by these applications.

Before the vote on the proposal the clerk repeated her caution that councillors needed to be careful not to be/appear to be predetermined on these applications.

**It was resolved** to strongly support the principle of the development as proposed. (7 for; 5 against; 1 abstention)

The mayor thanked Peter Bainbridge for attending the meeting.

**57 TO FILL THE VACANCIES ON THE COUNCIL'S COMMITTEES AND TO SELECT REPRESENTATIVES FOR OTHER BODIES INCLUDING THE JOINT RNLI/HAYLE HARBOUR BEACH SAFETY GROUP AND THE HAYLE CHASE (FORMERLY SPORTS HUB) STEERING COMMITTEE FOR 2017-18**

Councillors discussed the vacancies on the various committees and groups with some concern expressed regarding the purpose of the beach safety group.

**It was resolved** that Councillors Roden and Blakeley would join the Amenities Committee, Councillor Channon would join the Resource Committee and Councillor Benney would become one of the Internal Auditors. Councillor Farrar would step down from the Neighbourhood Plan Steering Committee, to be replaced by Councillors Blakeley and Nidds. Councillor Channon would represent the town council on the RNLI/Hayle Harbour Beach Safety Group, Councillor Roden would represent HTC on the Hayle CHASE Steering Committee and Councillor Cocks would join the Police Liaison Group.

**58 CONSULTATION: TO CONSIDER CORNWALL COUNCIL'S PROPOSAL TO CONSOLIDATE ALL OF ITS CURRENT OFF-STREET PARKING ORDERS AND MAKE SOME MINOR ALTERATIONS TO CAR PARK OPERATIONS**

It was noted that the main impact on Hayle would be the increase to individual parking fees although evening only permits would become cheaper.

**It was resolved** to support the proposal.

**59 CONSULTATIONS: TO CONSIDER CORNWALL COUNCIL'S PLANNING POLICY AND GUIDANCE DOCUMENTS**

- a) Cornwall Site Allocations Development Plan Document (DPD)
- b) Cornwall Minerals Safeguarding DPD
- c) Community Infrastructure Levy Draft Charging Schedule
- d) Terrestrial European Sites Mitigation Supplementary Planning Document (SPD)
- e) Biodiversity SPD

The clerk explained to new councillors that the town council had been party to the process for drafting the policy and guidance documents over the past several years and that various drafts had been run by the council at every stage.

It was resolved that Hayle Town Council:

- was in favour of the Cornwall Site Allocations Development Plan Document (DPD);
- was in favour of the Cornwall Minerals Safeguarding DPD;

- noted the Community Infrastructure Levy Draft Charging Schedule, because further debate was required on zonal charges;
- noted the Terrestrial European Sites Mitigation Supplementary Planning Document (SPD); and
- noted the Biodiversity SPD.

## **60 HAYLE NEIGHBOURHOOD PLAN UPDATE**

- To amend clause 11.1 of the NPSG Terms of Reference to read as follows: ‘The Neighbourhood Plan Steering Group shall continue until the adoption of the Hayle Neighbourhood Plan.’

**It was resolved** to approve the amendment to clause 11.1 of the NPSG Terms of Reference to read as follows: ‘The Neighbourhood Plan Steering Group shall continue until the adoption of the Hayle Neighbourhood Plan.’

- To approve the pre-submission version of the Hayle Neighbourhood Plan

**It was resolved** to approve the pre-submission version of the Hayle Neighbourhood Plan.

- To agree the procedure for monitoring and updating the Hayle Neighbourhood Plan so that this can be incorporated into the plan

**It was resolved** to approve the suggested procedure for monitoring and updating the Hayle Neighbourhood Plan.

- To consider the request from the NPSG for funding for a Shopfront Design Guide for the Hayle Neighbourhood Plan

**It was resolved** to strongly support the request and to approve the expenditure to fund a Shopfront Design Guide for the Hayle Neighbourhood Plan.

## **61 PLANNING MATTERS**

- To consider Planning Applications: PA16/11615; PA17/05437; PA17/05791; PA17/05323; PA17/05167; PA17/02388 and PA17/02803

[8.42-8.43pm During the discussion and vote regarding PA17/05167 Councillor Blakeley left the room.]

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

[9.17pm Councillor Coad left the meeting.]

- To note the results of previous applications

**It was resolved** to note the results of previous applications.

## **62 FOOTPATHS**

- Maintenance Update

The clerk reported that she had received no complaints directly, but had seen Facebook comments about the footpath around 'Estuary Walk', which had been cut severely. CORMAC had agreed to see what they could do to rectify.

It was reported that CORMAC were intending to complete the work to Footpath 25 by the end of September 2017, earlier than the official closure until December 2017.

The meeting closed at 9.30pm.

Approved by the council as a true record, at its meeting 17 August 2017

**Town Mayor .....**

**Date .....**