



## HAYLE TOWN COUNCIL

**COUNCIL MEETING**

**THURSDAY 19 OCTOBER 2017**

Minutes of the Hayle Town Council Meeting held at the Hayle Community Centre, Hayle on Thursday 19 October 2017 commencing at 7.15pm with a **Public Participation Session**.

### **PRESENT**

Councillor C Polkinghorne (Deputy Mayor)  
Councillors S Benney, H Blakeley, B Capper, D Cocks, B Mims, P Nidds, J Pollard,  
A Rance and B Wills

Clerk Eleanor Giggall

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

George Brighton spoke regarding planning application PA17/08981, informing members that the current property was of mundic block which had now deteriorated so much that the property had to be demolished and a new property built in its place. It would be for his children and family and would not be for financial gain as it would not be sold.

John Matthews spoke regarding planning application PA17/08038 on behalf of the applicant and said that he would be happy to answer any questions from councillors.

### **7.17PM THE MEETING COMMENCED**

#### **109 CHAIRMAN'S ANNOUNCEMENTS (FOR INFORMATION ONLY)**

The deputy mayor asked councillors to spread the word about the casual vacancy on the town council's North Ward. Closing date for applications: noon on 30 October 2017; interviews on the evening of 8 November 2017. Further details were available on the town council's website and Facebook page.

Councillor Polkinghorne also announced that the Green Infrastructure for Growth was holding roadshows at various locations in Hayle on Monday 23 October 2017 and that everyone was welcome to attend.

#### **110 TO RECEIVE APOLOGIES**

Apologies were received from Councillors Channon, Coad, Farrar and Roden.

#### **111 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS**

Councillor Blakeley declared an interest in planning application PA17/08981 and said that he would leave the room during the discussion and vote.

Councillor Pollard declared an interest in agenda item 10a (minute 118a 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.’

**112 TO APPROVE THE MINUTES OF FULL COUNCIL MEETING 5 OCTOBER 2017**

There was some discussion regarding the resolution in minute 106 and the clerk advised that this issue could be brought back to council if new information became available or six months after the original discussion.

**It was resolved** that the minutes of the full council meeting 5 October 2017 be taken as a true and accurate record, the deputy mayor signing each page before placing them in the record book.

**113 TO DISCUSS MATTERS WHICH WERE RAISED DURING PUBLIC PARTICIPATION 5 OCTOBER 2017**

All matters raised had been dealt with on the night.

**114 TO RECEIVE A PRESENTATION FROM ANDREW GEORGE, DIRECTOR OF THE CORNWALL COMMUNITY LAND TRUST, REGARDING THE TRUST’S SYSTEMS AND HOW IT CAN POSSIBLY ASSIST THE TOWN COUNCIL TO MEET ITS AMBITIONS FOR THE FUTURE**

The deputy mayor welcomed Andrew George and invited him to give his presentation.

Mr George thanked the council for inviting him to speak and added that he was glad to be in Hayle.

He gave a brief introduction of the Cornwall Community Land Trust (CCLT), which had been in existence for 10 years and to date had built 200 affordable homes. Its aim was to build 50 affordable homes per year. (See Appendix B for details of the presentation.)

Following his presentation Andrew George answered councillors’ questions and the following information was made available:

- The use of factory made ‘flat pack’ buildings and container buildings had been investigated and the CCLT was very interested in the ‘flat pack’ buildings, although they were most appropriate for building in cooperation with others due to the need to operate to scale. However, the trust felt that container buildings were more risky as they might provide opportunities for future unwanted development on site and were not necessarily suitable for long term housing.
- ‘Local’ was a term defined in individual 106s and usually meant ‘has lived in the parish for three years continuously or has worked in the parish for three years continuously, or has had a family connection in the parish for at least five years, or has lived in the

parish in the past for at least five years continuously'. This put local people above the social needs of people further away and it was good for the community and seen to be fair. If not enough locals required housing then it could be cascaded out to further parishes, or a number of specified parishes could be included in 'local' once the primary parish had no requirement for the housing.

- Affordable rented housing was managed by Cornwall Council (CC) and 'Help To Buy SW' was involved with affordable housing purchases.
- In Cornwall there was little long term unoccupied or derelict land and only 2% of properties were vacant at any one time as strenuous efforts had been made to reduce the number, with the council tax system not encouraging empty properties. With regard to derelict land, the CCLT usually looked for sites that gave multiple homes, not just one or two. Many of the government grant schemes were only available for registered providers, but small organisations like community land trusts could become allied with registered providers to enable them to apply for such grants.
- Community land trusts could also provide self-build housing and in Cornwall there were three sites so far which had been self-build properties. One positive aspect of self-build was that the community could work together on them.
- If someone had an affordable dwelling and then became much more financially stable it would be seen as a good thing and they would not be required to give up their home, although experience showed that homes were re-sold (again as affordable housing) when people had to leave the area, or when they wished to move into the open market, having been given the opportunity to get onto the ladder in the first place, freeing the affordable house for other families. This meant they could take their investment with them. Affordable renting provided security in a way that private renting did not and therefore an increase in income was not necessarily a good reason for someone to become ineligible for affordable housing.

It was noted that CC had been in the top two or three councils in the country for provision of affordable housing, container housing for student accommodation had been planned for Penryn and some factory prepared buildings had also been erected by the council in Tolvaddon and Bodmin.

In answer to the question 'What can Hayle Town Council do?' Andrew George replied that members needed to get their heads together, focus on the issue (there was no question that more affordable housing was needed in Hayle), use local knowledge to identify local opportunities and then approach landowners. CCLT could advise how to do this and would help the town council to drive and shape things for the future. It was agreed that small developments were generally favoured by members of the public and so it was easier to make a case for them.

The deputy mayor thanked Andrew George for attending and giving his presentation.

**115 HAYLE NEIGHBOURHOOD PLAN UPDATE: TO RECEIVE A PRESENTATION FROM JOHN BENNETT, CHAIR OF THE HAYLE NEIGHBOURHOOD PLAN STEERING GROUP, REGARDING THE FINAL DRAFT OF THE NEIGHBOURHOOD PLAN AND TO AUTHORISE ITS SUBMISSION TO CORNWALL COUNCIL**

The deputy mayor welcomed John Bennett and invited him to give his presentation.

John Bennett reported that the Hayle Neighbourhood Plan was almost complete and he had come to the council to ask for its approval for the plan to be submitted to CC, following the few changes still needed. After successful submission there would be the final public referendum. (See Appendix C for details of the presentation.)

Mr Bennett particularly praised Vanessa Luckwell, CC Community Link Officer - Hayle and St Ives Network Area, for her involvement with the Steering Group.

It was clarified that the clerk was happy with the proposed resolution (below) to delegate the clerk.

It was confirmed that there were no existing planning permissions on land in the 'gaps map'.

It was also clarified that although CC would pay for carrying out the referendum, the town council would have to pay for publicising it.

**It was resolved** to approve the Hayle Neighbourhood Plan and request and require the town clerk to submit the plan, together with the Strategic Environmental Assessment, the Basic Conditions Statement and the Consultation Statement to Cornwall Council for review and Independent Examination.

**It was resolved** to delegate the town clerk to decide whether to authorise, or refer to the council, changes to the plan recommended by the Neighbourhood Plan Steering Group when required as part of the inspection process.

**It was resolved** to recognise the remarkable piece of work by John Bennett who had driven the process and to give formal thanks to him and the Steering Group.

It was agreed that the clerk would include a reference to the plan and referendum in Hayle Pump's Council Corner and on Facebook.

## **116 TO RECEIVE A PRESENTATION FROM COUNCILLOR BOB MIMS REGARDING THE VARIOUS OPTIONS FOR THE WAR MEMORIAL DESIGN**

The deputy mayor invited Councillor Mims to give his presentation.

Councillor Mims said that he was representing the War Memorial Working Party and then gave his presentation (see Appendix D) and showed various drawings to councillors and asked for their views.

During the presentation Councillor Pollard reported that CC had come up with a remit to install chevroned parking for residents in the area on land that CC owned and which was designated highways land.

Councillor Polkinghorne reported that the clerk had started the process for registering the War Memorial with the Land Registry, but the town council could only take ownership of the War

Memorial itself initially as the surrounding land was in the public domain. In the meantime planters could be installed but at the town council's own risk. A planning application would have to be submitted for any seating and/or railings and CC had suggested that any design should be period-appropriate for the age of the War Memorial. Grants for such work were available from the War Memorial Trust, but the town council needed to own the memorial before any application for funds could be submitted.

There followed a general discussion regarding the design options and the options for provision of a tannoy system/electricity for a tannoy system, which, it was pointed out, would only be used for a very short period of time once a year during the Remembrance Service, and if in situ might be subjected to vandalism. It was noted that a power point was available at the Passmore Edwards Institute and that tannoy systems (including wifi options) were now available for purchase or hire.

There was general agreement that the War Memorial should remain unadorned but that the words 'We will remember them' from Robert Laurence Binyon's poem 'For The Fallen' could be set into the ground. It was also suggested that as one of the main reasons for making changes to the area around the War Memorial was to prevent people parking on it, portable benches, which could be removed for the annual Remembrance Service, could be installed. However, it was recognised that this could create a blind spot for drivers as it was already hard for them to see traffic when exiting from the surrounding roads.

Councillors were reminded that this matter was time-sensitive as changes needed to be in place for the centenary commemoration of the end of the First World War in November 2018 and therefore necessary planning permission needed to be applied for as soon as possible. It was, therefore, agreed to rule out benches at this stage, to concentrate on simple surface changes and installation of railings as proposed, leaving decisions regarding benches and the insertion of 'We will remember them' for future discussion. The clerk recommended that the Resource Committee think seriously about putting more money into the project.

One councillor raised the potential issue of members of the public hanging banners on the proposed railings.

**It was resolved** to go for a simple design with granite cobbles and paving and railings as proposed.

It was noted that the lettering on the War Memorial would be cleaned and repainted as necessary, as was the existing custom.

Councillors thanked Councillor Mims, the clerk and Vanessa Luckwell for all their hard work.

## **117 TO PRIORITISE THE FIVE SHORTLISTED SITES IN TERMS OF COMMUNITY BENEFIT FOR INCLUSION IN GREEN INFRASTRUCTURE FOR GROWTH'S PROJECT**

There was a discussion regarding prioritisation of the five shortlisted sites in Hayle and it was noted that a Green Infrastructure for Growth (GI4G) panel would make the final decision on which towns' sites would be included in the project. It was noted that there would be public roadshows at three venues in Hayle on Monday 23 October.

There was general agreement that the sites should be prioritised in order of the biggest difference they would make to the town. The Commercial Road Car Park project proposed creating a low meadow with seats on land which was not being maintained by CC, although it was the authority's responsibility, and therefore solved a problem that the town council could not solve. The Loggans environmental playground proposal would also have a positive impact on the town as the Recreation Ground was not accessible for a large section of the town's children due to danger from traffic, despite CC's assertion that it was. This site also abutted the Towans and would bring its open space and the Towans together. The third site, Bay View, would add a lot to the area and would reinforce and improve facilities for children living in this area. Of next importance was Millpond Gardens and Ellis Park was fifth as it was agreed that it looked nice apart from the shelter and the way it was abused, but as this was vandalism it was not apparent how this could be changed by GI4G.

**It was resolved** to prioritise the sites as follows:

1. Commercial Road Car Park
2. Loggans Estate
3. Bay View
4. Millpond Gardens
5. Ellis Park

#### **118 PLANNING MATTERS**

- a) To consider Planning Applications: PA17/08620; PA17/08319; PA17/08741; PA17/08552; PA17/08981; PA17/08940; PA17/08038; PA17/09232; PA17/08998 and PA17/00029/NDP

[9.20pm Councillor Blakeley left the room during the discussion and vote regarding PA17/08981.]

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

- b) To note the results of previous applications

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

#### **119 FOOTPATHS**

- a) Maintenance Update

It was reported that all programmed cuts had been done and no complaints had been received recently. Councillor Rance reported that she had attended the Towans Partnership meeting and that there had been some concern expressed about a path on Harvey's Towans. It was noted that it was CC's duty to maintain the path, but Martin Rule, Towans Ranger, had asked the La Touche family to maintain it and they had undertaken to do so.

The meeting closed at 9.42pm.

Approved by the council as a true record, at its meeting 2 November 2017

**Town Mayor** .....

**Date** .....