



HAYLE TOWN COUNCIL

COUNCIL MEETING

THURSDAY 7 DECEMBER 2017

Minutes of the Hayle Town Council Meeting held at the Hayle Community Centre, Hayle on Thursday 7 December 2017 commencing at 7.15pm with a **Public Participation Session**.

PRESENT

Councillor N Farrar (Mayor)
Councillors S Benney, B Capper, P Channon, D Cocks, B Mims, P Nidds, C Polkinghorne, J Pollard, A Rance and B Wills

Clerk Eleanor Giggall

7.15PM PUBLIC PARTICIPATION SESSION

There were no members of the public present.

7.15 PM THE MEETING COMMENCED

144 CHAIRMAN'S ANNOUNCEMENTS (FOR INFORMATION ONLY)

There were no announcements.

145 TO RECEIVE APOLOGIES

Apologies had been received from Councillors Blakeley, Coad and Roden. Councillor Channon apologised that he would have to leave the meeting at 9pm.

146 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

There were none.

147 TO APPROVE THE MINUTES OF FULL COUNCIL MEETINGS 2 AND 16 NOVEMBER 2017

It was resolved that the minutes of the full council meetings 2 and 16 November 2017 be taken as a true and accurate record, the mayor signing each page before placing them in the record book.

148 TO DISCUSS MATTERS RAISED DURING PUBLIC PARTICIPATION 16 NOVEMBER 2017

No members of the public had been present.

149 HAYLE EMERGENCY SERVICES COMMUNITY STATION REPORT

- a) To receive and note the report, if any

No report had been received.

150 TO RECEIVE A PROJECT UPDATE FROM HELEN FEARNLEY, PROJECT OFFICER, OF GREEN INFRASTRUCTURE FOR GROWTH (GI4G)

The mayor introduced Helen Fearnley and asked her to give her presentation.

Ms Fearnley introduced herself and her new colleague Karen Hall. She gave her presentation using Powerpoint slides (see Appendix A). She brought everyone up to date with how the project was going.

Useful feedback had been received from the consultation regarding Bay View, which identified issues with anti-social behaviour. Trees would be cut back and granite boulders and the tables moved towards the central non-secluded parts of the site. They also planned to improve access and infrastructure for people with disabilities. Work was due to start on 15 February 2018 at the earliest.

The plans for Commercial Road Car Park remained much as designed. The only change was that the bench not surrounded by hardstanding would be brought into line with the other five benches which were already planned with hardstanding, therefore making it more accessible. Purchase of the correct 'streetmaster' benches was being researched. Ms Fearnley asked if Hayle Town Council (HTC) could provide maintenance and insurance for these benches and the clerk agreed to do so on behalf of the council, having established that the necessary budget was within her remit. The clerk accepted the offer of the existing bench ends if they were wrought iron ones. Helen Fearnley agreed to explore the suggestion that this site be transferred from Cornwall Council (CC)'s Car Parks to its Amenities department, even if only for a 15 year lease, after informing members that GI4G had the funds for the improvements related to this project and a two year establishment process, but the department responsible for the sites had to commit to maintaining them for 15 years. Ms Fearnley thanked the RSPB and Natural England (NE) for permission to carry out these changes. Construction was due to start on 15 February 2018.

Regarding the Millpond site it had been realised late in the day that it was a scheduled monument and had been placed on the at risk register. Ms Fearnley had met Ann Preston-Jones of Historic England (HE) who had agreed that the overgrowth could be cleared and young sycamore trees on Ropewalk be thinned. CC's tree specialist, CORMAC representatives, the subcontracting team and project managers had met on site and the project team was confident that the work was all in good hands. It was noted that Ann Preston-Jones would be on site for some of the work, which included removal of some dead trees and the reduction of the crowns of others. It had been acknowledged that some work would be needed on the buildings in the future. Ann had had some concerns about the removal work, which would also need doing the following year following spraying and time for the chemicals to take effect. After removal of the buddleia some probably minor masonry repair work would need to be done. However, the grant could not be spent on masonry work and so Ann Preston-Jones would be looking at sources of funding and it was hoped that HTC would also apply for grant/s and/or provide money. The clerk informed everyone that HTC would be spending money on the water side of the Millpond, which was in its ownership. It was noted that for many years CC had not recognised that the buildings were in its ownership and that this was why the area has been neglected. Ms Fearnley was happy to inform the meeting that GI4G would be funding an extra

project at this site and would now be funding four projects, including biodiversity in the gardens. Permission from Ann Preston-Jones was still outstanding and the earliest date for commencement of works would be 19 March 2018. Ms Fearnley added that there would be an opportunity for savings for HTC if the Millpond tree works already in the pipeline were timed with the GI4G works.

The next site to be discussed was Loggans Way/Kernick Way. Helen Fearnley reported that the owner of Sandy Acres Park was against opening up new access but had agreed to allow material delivery from Sandy Acres lane. (Councillor Pollard interjected that she had no right to stop anyone on foot as it was a public right of way, although it was not a definitive footpath.) The only challenge for the project team was that the site fell within the boundary of an SSSI, but Ms Fearnley was confident that the designation of the area as such was a digitisation error, although as consent from NE was required the issue had to be investigated and a method statement provided. CORMAC had been asked to follow this up. Tree works were due to start on 3 January 2018 and construction on 12 January, but obtaining permissions had delayed work and GI4G asked for the town council's patience.

It was also reported that Ann Preston-Jones was keen to publicise and celebrate the removal of the Millpond scheduled monument from the at risk register.

Councillors were very happy and gave their thanks to Helen and the GI4G team for arranging everything in such a short timeframe.

151 TO RECEIVE A PRESENTATION FROM KAREN GOLDUP, DEVELOPMENT MANAGER, OF COASTLINE HOUSING REGARDING ITS PROPOSED DEVELOPMENT AT THE LOGGANS MILL SITE

The mayor welcomed Karen Goldup and she gave her presentation.

Ms Goldup reported that Coastline Housing had been trying to develop the Loggans Mill site with CC, which had approached Coastline 14 or 15 months previously to see if the site could be developed for affordable rented housing.

Funding of £150,000 for a feasibility study had been received and a full structural survey had been carried out, which had raised some issues but they were not as numerous or serious as had been feared. There was a large crack on the gable end, but it looked as if it had been there a very long time. A problem had also been identified at the junction of the tower and the main part of the building and only the roof trusses were holding this part of the building up. The building was mainly sound and surrounded by scaffolding, but it was not clear which was holding which up and a specialised scaffolding engineer had been engaged to investigate. An ecological assessment had been carried out and some bats had been found in situ. Further investigations were to be carried out over the winter to see how the bats were using the building. A tree assessment was also being carried out and one large tree had been identified as being very precarious and needed to be removed. All ground investigations had been carried out and no problems had been identified and a traffic management survey was being carried out.

Karen Goldup displayed various plans of the site and the proposed alterations to the building on Powerpoint slides (see Appendix C) and explained that two points of entry had been proposed to minimise impact on the junction. They were working positively with Lidl to provide adequate parking, however Lidl wanted to finalise agreements regarding the Falmouth branch before negotiations regarding Hayle could be finalised. The proposed development would provide 16

properties in total: two flats on each of the four floors of the main building and two maisonettes covering two floors each and six flats in the tower. One parking space had been allocated per flat plus two spare; ten at the back and eight at front. The design had been slightly restricted due to the nature of the building and Coastline had been in discussion with heritage officers at CC who supported the proposals. The tower had been the most controversial part as there were very few openings in the existing building; the general consensus was that a maximum of two openings per floor per side was appropriate.

A public consultation would be held at the Rugby Club in January 2018 and there would possibly be a display at Lidl's and other smaller displays elsewhere. Coastline Housing hoped to submit a planning application in January with a view to being on site in April/May, when the application had been determined.

In answer to questions from councillors the following information was ascertained:

- There would be rubbish and other storage centres on the basement level for all residents.
- There would be no lift.
- There would be a communal space and stairs in two parts of the building, but no entrance hall as such as it had been considered more important to have bigger living accommodation.
- There was a river underneath the building, which was the subject of discussion with the Environment Agency (EA) at that moment. Although it had initially been thought that the problems at that end of the building were due to the river, this was no longer thought to be the cause and EA recommendations regarding the river were awaited.
- All flats would be designated for affordable social rented housing at 80% of local rent and would range from approximately £106 to £125 per week, including service charges.
- Flats would be offered to those people registered on Cornwall Homechoice and preference would be given to Hayle residents. Credit and background checks would be made on prospective tenants, for example for possible anti-social behaviour history as flats would not be suitable for such tenants.
- One space per flat, with a couple of unallocated ones, was the best that could be done regarding parking, but more would be squeezed in if possible. It had to be recognised that some developments in urban areas had no parking spaces.
- Solar panels with photovoltaics would be installed on the Mill's roof.
- It was intended to record the history of the Mill in the communal and external spaces; the team intended to ask for old photos and other documents during the consultation process and Hayle Archive and the Hayle Heritage Centre had already been involved.
- It was agreed that Karen Goldup would mention the idea of using the river under the building for hydropower production of energy to the engineers working on the project.

Finally, councillors were very pleased that at last the building would be rescued and at the same time would provide affordable rented housing for the residents of Hayle.

The mayor thanked Karen Goldup for her presentation.

152 REPORTS OF OTHER COMMITTEES FOR APPROVAL

There were none.

153 REPORTS FROM OTHER BODIES/WORKING PARTIES/EVENTS

Councillor Cocks reported that the Odour Liaison Group meeting on 21 November had been very well attended and members of the public had been very grateful for a vast improvement in the odour from the sewage works during September and October. He reported that South West Water had installed new tanks recently and that the discharge systems were being looked at. Trees were to be replanted on the Chennalls Road side.

Councillors Pollard and Capper had attended the recent Towans Partnership meeting where access to the beach at Sandy Acres had been discussed. Councillors were reminded that access to the beach at this location had been an aim of the Hayle Neighbourhood Plan, but that NE had objected. A meeting with NE was planned and Councillor Rance was on the case.

154 ACCOUNTS

- a) To approve the Income and Expenditure of the Council 2017/2018 as listed on Appendix B

It was resolved to approve the Income and Expenditure of the Council 2017/18 as listed on Appendix B.

155 STANDING AGENDA ITEMS (FOR REPORTING ONLY)

- a) Hayle Harbour Update

Councillor Pollard reported that CC was undergoing a peer challenge which had involved six representatives from all over the country coming to Cornwall to see how the council was operating. Hayle had been visited and a positive meeting held, with Councillors Coad and Pollard putting up a strong case for CC to take over the management of the harbour. A video from the Wave Hub had also been shown.

For months CC had been doing due diligence towards taking on the harbour. It had been agreed in January 2017 that CC would buy the harbour and the land around it and provide housing. Due diligence was taking longer than expected but the issue was expected to come before the cabinet in the near future. The portfolio holder had acknowledged that it was still a priority. Councillor Pollard was anxious that CC buy the whole site and develop it for businesses and housing of a good standard and he acknowledged that this was a new direction for CC. In response to a question he added that until CC owned the land it was not able to apply for a grant from the Coastal Communities Fund, although it had already applied for funding for infrastructure, such as roads; the aim of the investment by CC was to attract jobs to the area and having a working estuary was part of this aim.

- b) Cornwall Council Update

It was reported that the planning application relating to Harbour View had gone to appeal following refusal. An amended application had been withdrawn before it could be refused again. It was noted that the developer was not happy and that HTC had done all it could for local residents.

It was reported that Phillack churchyard had been cut, but the cemetery above the allotments had not been done well and cuttings had been left all over the graves. A meeting with Donald

Martin, CC Open Spaces, had been set for 3.30pm on Tuesday 12 December, when he could be advised of certain facts, such as there being no paths, so 'keeping paths clear' was, therefore, not a useful proposition. Donald Martin would chase CORMAC if necessary, but any action depended upon its contractual obligations.

c) Community Asset & Devolution of Services Update

The issue regarding KGVMW was still outstanding and might also have been impacted by the discovery of dynamite in a house on the Walk. No update had been received from CC.

d) Boundary Review Update

The clerk distributed a map of the area with the proposed divisions as a summary of ideas from Councillor Pollard and what had been agreed at a recent informal meeting of the town council (see Appendix D).

[9.00pm Councillor Channon left the meeting.]

Miss Giggall explained the figures and how they would work for the Boundary Review. She reported that Vanessa Luckwell, Community Link Officer, Hayle and St Ives Community Network Area, had said that St Erth Parish Council (SEPC) did not want to lose any numbers and that Gwinear/Gwithian Parish Council (GGPC) was still interested in meeting HTC and that in her opinion GGPC and SEPC would be upset by the HTC proposal. Councillors were informed that Vanessa Luckwell would report her network's proposals to Democratic Services and it was important that HTC's views were accurately reported to her.

It was reported that St Ives Town Council was happy with its options and did not want to cross the river to include part of Hayle.

It was agreed that HTC could not solve the problems of the divisions for the whole network area and that the council needed to set out what it wanted and it was agreed that the names of the two divisions as proposed in the clerk's map be amended to 'Hayle North and Gwithian' and 'Hayle South and Gwinear'. Despite the agreement that Hayle needed to request its preferences, it was recognised that cooperating with neighbouring parish councils was also important and it was agreed that the clerk would contact Vida Perrin, clerk to GGPC, to arrange a meeting so that HTC could explain its proposals to GGPC.

It was established that the main principles that HTC wished to see in any division of the existing divisions were a) that the Hayle Estuary/River be the natural boundary between both of the proposed Hayle/Gwinear-Gwithian divisions and the St Ives division; and b) that the railway line would be the boundary between 'Hayle North and Gwithian' and 'Hayle South and Gwinear'.

It was noted that CC would return an amended draft review for consideration by the town council before it responded to the Boundary Review Commission.

There was a short discussion regarding the nature of the divisions and whether urban and rural could/should be mixed, although it was also suggested that urban areas in Cornwall were not as urban as in other areas of the country. It was noted that in a few years' time there would be

a review of town and parish councils and their boundaries, with Hayle having a possible advantage due to the number of houses due to be built in the town before 2030.

It was agreed that HTC would submit its proposal to CC following the full council meeting on 21 December 2017.

156 CLERK'S REPORT/CORRESPONDENCE/MEETINGS/INCIDENTALS

- a) To note that the town council offices will be closed for Christmas & New Year from 12.30pm Friday 22 December 2017 to 9.30am Tuesday 2 January 2018

It was confirmed that the first full council meeting of 2018 would be on Thursday 4 January 2018 as per the existing meetings schedule. It was also noted that the mayor approved an additional three days' staff leave on 27, 28 and 29 December 2017.

It was resolved to note the Christmas and New Year closure dates for the town council offices.

- b) To note the email correspondence regarding the closure of the Hayle branch of Barclays Bank and to consider if any action is necessary

The clerk reported that she had met Barclays' representatives for Cornwall and Devon and that the closure of the Hayle branch would not be reconsidered; there would be no redundancies as all staff had been redeployed in other branches. Closure was due to costs and the rapid reduction of footfall at the branch; 90% of services at the branch would be offered by the Post Office, which would contribute to preserving the post office branch in the town. Barclays would be arranging appointments with vulnerable people to show them how to access online banking; all customers had been informed of the closure and no written complaints had been received. The Barclays' representatives had agreed to send literature to the town council office, which could be handed out to members of the public, and had offered HTC free collection of cash from the swimming pool.

It was clarified that the building was leased by Barclays and it was not known if the owners had plans for its future.

Councillors were keen to try to ensure that at least one bank had a branch in the town and it was suggested that the town council move its account to Lloyds Bank, although it was also noted that its branch might close or, alternatively, having the town council's account might assist its retention in the town.

It was resolved to note the closure of the Hayle branch of Barclays Bank; to write to Lloyds to ask for reassurance that they will retain a branch in Hayle; and to explore moving the town council's bank account to Lloyds as point of principle.

- c) To consider the correspondence from HM Land Registry regarding an application for registration of a person in adverse possession relating to land at King George V Memorial Walk

The clerk reported that according to the town council's deeds, HTC did not own the parcel of land in question.

It was not known if HTC had ever given permission for the Model Boat Club to site a caravan on the land, which might have indicated that the town council had once owned it.

It was resolved to respond to HM Land Registry’s correspondence that HTC had no record of ever owning the land in question and that it did not appear on the town council’s deeds.

d) Meetings

07/12/17	7.15pm	Full Council	Assembly Room, Hayle Community Centre
11/12/17	6.30pm	Cornwall Council Budget Meeting	The Guildhall, St Ives
12/12/17	2.30pm	CCTV	Tolvaddon, Cornwall Fire & Rescue Service HQ
14/12/17	7.30pm	Resource Committee	Assembly Room, Hayle Community Centre
21/12/17	7.15pm	Full Council	Assembly Room, Hayle Community Centre
04/01/18	7.15pm	Full Council	Assembly Room, Hayle Community Centre
TBC Wed or free Thurs		Dementia Friendly Communities Session - January	
14/12/17	6.45pm	Meeting with Kiosk Rec Tenants	Hayle Community Centre

e) Incidentals

It was stated that the incidentals were available on request.

The meeting closed at 10.00pm.

Approved by the council as a true record, at its meeting 21 December 2017

Town Mayor

Date