



## HAYLE TOWN COUNCIL

**COUNCIL MEETING**

**THURSDAY 19 JULY 2018**

Minutes of the Hayle Town Council Meeting held at the Hayle Community Centre, Hayle on Thursday 19 July 2018 commencing at 7.15pm with a **Public Participation Session**.

### **PRESENT**

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

Clerk Eleanor Giggall

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

Mark Snowdon spoke regarding his planning application PA18/04975. He stated that Hayle Town Council (HTC) had had no objections to his previous application for a two bedroom flat, which had been refused by Cornwall Council (CC) due to lack of amenity space and a cramped interior. The amended plans were for a one bedroom flat and above one of the garages was amenity space. He had received objections regarding possible noise and light pollution from vehicular traffic leaving and entering garage space, but Mr Snowdon pointed out that as this area had been B1 industrial usage anything would be quieter than in the past; the garages would have electronic garage doors and extra sound insulation between them and the flat above. This new proposal would be further away from neighbours and so would no longer be overbearing, nor overlooking; the front door of the property would be on the first floor facing the pub. There would be a pedestrian only right of way along the front of the houses. Mr Snowdon hoped the town council would approve his application.

Tim Linehan spoke in objection to planning application PA18/04980. The building work had already begun, was completed at the front and appeared to look into a neighbour's bedroom windows. Mr Linehan was also worried about the close proximity of the building to his boundary and other boundary issues. The clerk advised that he engage a solicitor to discuss the civil issues he raised and informed him that the town council could only comment on the application itself. If the building work had already been started and was refused by CC it would be an enforcement issue for CC. Mr Linehan was also concerned that the 'neighbour advisory letter' he had received from CC did not inform him that the town council's consultation date for the application might be before the deadline in the letter and he had been in danger of missing his opportunity to bring his objection to the town council meeting. It was agreed that the council staff would write to CC's planning department to ask them to include in the neighbour advisory letter an explanation of how the planning consultation with town and parish councils worked and that neighbours needed to find out themselves when the town/parish would be considering an application.

Fee Hughes and Paula Peek attended the meeting to thank the council for its support for Roaming For Rubbish In Hayle by providing equipment and bags for their volunteer clean up mission in the town. They had formed a Facebook group to encourage people to pick up rubbish when they saw it and had collected 68 bags of rubbish in only four to five weeks! They had been receiving massive public support – someone had even collected the abandoned sofa and rubble from North Quay – and they were going out in groups of six or eight people. They had not done any beach cleans as others in the town had been doing those. They said they were happy to litter pick any areas if asked to. They added that they also helped Hayle in Bloom, but wanted to keep their work on a casual basis as they were more likely to get help that way. The clerk was very happy to offer them grab sticks, bags and gloves and added that the town council would look towards getting greener bags if it was going to continue to support such efforts. It was also reported that Clean Cornwall would supply more bags and equipment for free. The town council congratulated Fee Hughes and Paula Peek for their contribution to the town.

## **7.35PM THE MEETING COMMENCED**

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

The mayor reminded everyone that there would be a town council surgery for residents in the town the following morning between 10am and 11am in the Assembly Room. All councillors were welcome to attend.

The mayor also announced that this year the council's flatbed van would take part in the carnival. He would be in the van, which would be driven by Councillor Cocks. The van would display a banner and fish showing the town council's support for the campaign towards Hayle becoming a plastic free town. Councillor Andrewartha was also involved and had arranged the banner and the fish, which was being designed and made by Plastic Free Hayle.

### **51 TO RECEIVE APOLOGIES**

Apologies had been received from Councillors Andrewartha, Channon, Coad, Rance and Roden.

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

Councillor Pollard declared an interest in agenda item 12b (minute 61b 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.'

Councillors Capper, Pollard and Wills declared an interest in planning application PA18/05028 which related to Harvey's Foundry Trust and said that they would leave the room during the discussion and vote.

Councillor Farrar declared an interest in planning applications PA18/05952, PA18/05953 and PA18/05957 and said that he would leave the room during the discussion and vote.

**53 TO APPROVE THE MINUTES OF FULL COUNCIL MEETING 5 JULY 2018**

**It was resolved** that the minutes of the full council meeting 5 July 2018 be taken as a true and accurate record, the mayor signing each page before placing them in the record book.

**54 TO DISCUSS MATTERS WHICH WERE RAISED DURING PUBLIC PARTICIPATION 5 JULY 2018**

No members of the public had been present.

**55 CONSULTATION: TO CONSIDER AND COMMENT UPON CORNWALL COUNCIL'S DRAFT VALIDATION GUIDE INCLUDING THE LOCAL LIST**

**It was resolved** to note the draft Validation Guide.

**56 HAYLE NEIGHBOURHOOD PLAN UPDATE**

- a) To form a working group to create a Community Action Plan now that the Hayle Neighbourhood Plan has been adopted by Cornwall Council

It was reported that a group had been formed at the very beginning of preparations for a Hayle Neighbourhood Plan, but it had been too early then; now that the Neighbourhood Plan had been adopted volunteers were needed to re-form the group.

**It was resolved** to re-form the Community Action Plan working group comprising original members Councillors Capper, Cocks, Farrar, Mims, Polkinghorne and Wills and new member Councillor Blakeley.

**It was further resolved** to invite former members of the Neighbourhood Plan Steering Group and representatives of all organisations and groups in the town to join the working group.

- b) To consider the correspondence from the chairman of the North Coast Cluster Group regarding neighbourhood plans and rural exception sites

It was reported that the Hayle Neighbourhood Plan deliberately did not include mention of Rural Exception Sites as they were included in Cornwall Council's Local Plan and duplication was not considered necessary. Members agreed with the premise in the North Coast Cluster Group's letter that the practice described might lead to land banking and that there was no need for it; they agreed that if approved plans for affordable housing existed they should be included in any required allocation until the application died.

It was noted that the town council needed to check the facts of and consider CC's view on the situation before it proceeded.

**It was resolved** to write to Cornwall Council to get its view on the situation regarding Rural Exception Sites and affordable housing allocations. If the claims of the North Coast Cluster Group were correct the town council would reply to the letter to give Hayle Town Council's support.

## 57 ACCOUNTS

- a) To confirm the banking arrangements and cheque signatories retrospectively as advised by the council's internal auditor

It was noted that Councillors Capper, Coad, Farrar, Rance and Wills and the clerk, Eleanor Giggall, were bank signatories.

**It was resolved** to confirm the banking arrangements and cheque signatories retrospectively.

- b) To confirm the council's intention to make electronic payments where possible, and recognising that authorisation from two councillors is required by banks and that Financial Regulations will be amended to reflect this change in due course

The procedure for authorising and making electronic payments was explained and members agreed that this was the future for payment of bills. It was noted that councillors could examine paperwork in the office at any time. The clerk also reported that the council was putting more direct debits in place.

**It was resolved** to confirm the council's intention to make electronic payments and that Financial Regulations will be amended to reflect this change and the requirement by banks for authorisation from two councillors.

## 58 TO DISCUSS AND CONFIRM THE FINAL ARRANGEMENTS FOR THE LIONS CLUB'S PROPOSALS REGARDING THE INSTALLATION OF EXERCISE EQUIPMENT FOR ADULTS

The report of the working party meeting on 28 June 2018 was tabled.

It was noted that the Lions Club had agreed on equipment with no moving parts.

Details of the location at the swimming pool were discussed and agreed, although some councillors felt that it was the wrong location for the equipment and/or that it might be liable to vandalism. Members were advised that one of the CCTV cameras could be directed towards the swimming pool car park so that it covered the equipment.

It was noted that as the equipment would be on town council land it would be covered by the existing public liability insurance and would not have an impact on the premium, unless there was a claim. It was agreed that repair and maintenance to the equipment and insurance for damage to it would remain the responsibility of the Lions Club.

It was also noted that the Lions Club had not yet had a survey or received a grant for funding the equipment and the project was therefore in its early stages; negotiations could still be made regarding size of equipment and space required.

**It was resolved** to agree to the project in principle, subject to an acceptable contract with the Lions Club, the use of equipment with no moving parts and inspection of the exact area to be used, which was to be marked out by the facilities manager.

**59 TO NOTE THE FEEDBACK FROM DISABILITY CORNWALL REGARDING THE NEWLY INSTALLED GATE AT THE RECREATION GROUND AND TO CONSIDER OPTIONS**

The clerk advised that she had been in regular contact with Vaughan Temby of Disability Cornwall with a view to reaching a satisfactory arrangement, but that day she had been informed by a CC officer that the footpath across the Recreation Ground constituted part of a Public Right of Way and keeping it unencumbered was more important than the desire to provide extra safety for escapees from the playground.

The town council could apply for an exception consent from CC because of the proximity of the gate to the road and the perceived danger to children, but it was highly unlikely that it would be granted. It was necessary to find an alternative way to slow the children down in order to placate the parents; various suggestions were made by members.

**It was resolved** to remove the gate, to re-install a suitable dog leg (similar to those on the Jubilee Path) with enough room for a wheelchair user to enter and exit the Recreation Ground.

The clerk reported that the gate had been damaged by those trying to fix it open: the paintwork had been chipped and one of the bars had been bent. She added that she would report what would be done and why on the town council's Facebook page and website.

It was agreed that in future the town council would only consider official written campaigns by members of the public.

**60 TO RECEIVE AN UPDATE REGARDING THE ISSUES RAISED AND FUTURE ARRANGEMENTS RELATING TO CAR PARKING AND ACCESS DUE TO THE DEVELOPMENT OF QUEENSWAY GARDENS**

The clerk reported that following concerns expressed by councillors after the recent Amenities Committee meeting and complaints from nurses and the office team she had followed up boundary and parking issues with the owner of the site. At a subsequent meeting on site with him he had informed her that each drive of the new houses would have room for two vehicles. He had informed the developer that they were not to allow parking on the town council's car park and that the skip would be moved as soon as possible onto his land. The builders had swept and tidied the car park and since the previous Friday the situation had been much better and more car parking space had been available. In September the owner would re-tarmac the whole of the drive and the town council's area of the car park, as a gesture of goodwill to the town council for the inconvenience caused. He had also offered to ask the professional road layers he used to give the town council a quote for the proposed extension to the car park as they would be on site.

It was acknowledged that HTC would have to pay for the extension to the car park and had some money set by for this purpose. The clerk informed councillors that if the town council could prove it was benefitting from a larger project it might not be necessary to go out to tender/ask for further quotes, but she was seeking clarification on this.

The owner had also agreed that when the legal documents of sale were drafted he would make sure that they would specify that the new residents and their visitors would not have permission to park in the Community Centre car park/s. The clerk suggested that the new extension to the

car park could accommodate the nurses' cars and there would be dedicated parking for them (as a group). She also informed members that the NHS authority had confirmed that the rumour that more nurses would be working in or from the Community Centre was unfounded.

It was agreed that the construction of the car park extension and the future logistics of car park use needed to be planned carefully, with the existing slope, necessary drainage and safety of the site taken into consideration. It was noted that an extra Amenities Committee meeting might be needed on August to make decisions on this issue. In the meantime the clerk agreed to check if planning permission was needed and to approach CC's Highways for advice regarding the best and safest way to manage parking on the site. It was noted that CC's planning department had previously refused permission for vehicles to use the East exit of the car park at the front of the Community Centre.

**It was resolved** to support the clerk to make the necessary investigations.

Councillor Farrar declared an interest for any future dealings with the owner regarding Queensway Gardens as he had a business relationship with him.

## **61 PLANNING MATTERS**

- a) To provide comments regarding the proposed works to the stone drainage channel near the War Memorial

There was little to report, but members were informed that Andy Stevenson at CC had said that because most of the area at the War Memorial was going to be resurfaced it made sense to do it as one whole job.

Dan Evans had told the clerk that the resurfacing of the drainage channel had to be considered by Historic England and Councillor Pollard expressed his concern that he was still waiting for the plan promised at a site meeting with CC officers. He had spoken to the chief officer at Highways and said he would contact him again to find out what was happening.

**It was resolved** that Hayle Town Council supports any action Cornwall Council has to take to allow the project to be carried out.

- b) To consider Planning Applications: PA18/05363; PA18/04240; PA18/05650; PA18/05028; PA18/05477; PA18/04975; PA18/05967; PA18/05952; PA18/05953; PA18/05957; PA18/06234; PA18/04980 and PA18/05942

[8.49pm Councillor Mims left the room; he returned at 8.52pm.]

[8.50pm – 8.51pm Councillors Capper, Pollard and Wills left the room during the discussion and vote regarding PA18/05028.]

[9.00pm – 9.04pm Cllr Nidds declared an interest in PA18/05952, PA18/05953 and PA18/05957 and with Cllr Farrar left the room during the discussion and vote on these applications.]

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

- c) To note the results of previous applications

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

**62 FOOTPATHS**

a) Maintenance update

The only issue at the moment was Footpath 16, the circular walk around Carnsew Pool, which was in danger of being permanently eroded by flooding. A concerned resident had been in touch again and both Cornwall Councillors Coad and Pollard and Vanessa Luckwell were following up on it. It was noted that in the past former Cornwall Councillor John Coombe had met Ms Luckwell and CC officers and it had been left with CC officers to progress. Several councillors pointed out that the land had always flooded in the area around Carnsew Pool.

Councillors were reminded that HTC had been awarded £13,000 in a S106 agreement, relating to the flats built in that area, for use in that area, but the owners of the harbour (Sennybridge) were responsible for the footpath and it was CC’s duty to enforce that responsibility. It was considered important that the town council not set a precedent by carrying out work which was the responsibility of other parties and it was noted that the S106 money could be spent on the Plantation Wall, part of which was the responsibility of the town council. The clerk also reported that Cormac needed to be reminded to carry out the buddleia treatment on the part of the wall that CC was responsible for and she agreed to check earmarked reserves for the exact amount provided by the S106 agreement.

The clerk asked to be made aware of any issues relating to maintenance of footpaths. The information she had received from CC was less detailed and there appeared to be fewer paths than expected on the paperwork in Cormac’s possession. She added that the town council was obliged to maintain them via the Local Maintenance Partnership, but it needed accurate maps and paperwork in order to assess what needed to be done where. She agreed to email the scanned footpath map from 2016 to councillors.

It was reported that the Jubilee Path was getting narrower again.

Members who were concerned about various issues regarding dogs were informed that the council was exploring options for enforcement.

It was noted that the steps up to Clifton Terrace were full of weeds again; although there was no budget for weed killing at that location under the LMP, the clerk undertook to ask the gardener if she could do something there with weed killer or neat salt (a councillor’s suggestion).

The clerk informed members that brown footpath signs were the responsibility of CC and Councillor Pollard undertook to email CC officer Donald Martin regarding signage for the footpath to the beach which ran from Bay View bungalows to the front of Taylor’s tearoom.

The meeting closed at 9.24pm.

Approved by the council as a true record, at its meeting 6 September 2018

**Town Mayor .....**

**Date .....**