



HAYLE TOWN COUNCIL

COUNCIL MEETING

THURSDAY 15 NOVEMBER 2018

Minutes of the Hayle Town Council Meeting held at the Hayle Community Centre, Hayle on Thursday 15 November 2018 commencing at 7.15pm with a **Public Participation Session**.

PRESENT

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

Clerk Eleanor Giggall

7.15PM PUBLIC PARTICIPATION SESSION

The owners of the former ATS yard on East Quay said they were among many business owners who were trying to follow the progress of the developments at the harbour and wanted to ask some questions later in the meeting. Their main concern was the size and location of the fishermen's harbour and provision for waterside businesses such as boat lifting, landing of fish, boat repairs, boat building and hard standing. It appeared from the latest plans that the fishermen's harbour would be relocated to North Quay but would be smaller than originally planned and she wanted to know why this was the case.

Another member of the public stated that Simon Wright and his organisation had failed to carry out their obligations regarding repairs to the Carnsew Pool footpath, Black Road and other areas they were responsible for.

7.18PM THE MEETING COMMENCED

131 CHAIRMAN'S ANNOUNCEMENTS (FOR INFORMATION ONLY)

Happy Birthday wishes were offered to Councillor Mims for his 90th birthday the next day.

132 TO RECEIVE APOLOGIES

Apologies had been received from Councillor Coad.

133 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

Councillor Pollard declared an interest in agenda items 7 and 14a (minutes 136 and 143a refer) and made the following statement: - 'In commenting on these issues/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 Farrar declared an interest in agenda item 9 (minute 138 refers) as Mr Yates was his client.

134 TO APPROVE THE MINUTES OF FULL COUNCIL MEETING 1 NOVEMBER 2018

It was resolved that the minutes of the full council meeting 1 November 2018 be taken as a true and accurate record, the mayor signing each page before placing them in the record book.

135 TO DISCUSS MATTERS WHICH WERE RAISED DURING PUBLIC PARTICIPATION 1 NOVEMBER 2018

No members of the public had been present.

136 REPORTS OF OTHER COMMITTEES FOR APPROVAL

- a) To receive the report from the Resource Committee meeting 25 October 2018

It was resolved to receive the report from the Resource Committee meeting 25 October 2018, including the minor amendments received from Councillor Capper, so that actions could be carried out.

136 TO RECEIVE A PRESENTATION FROM SIMON WRIGHT, SENNYBRIDGE LTD, REGARDING THE PLANNING PROPOSALS FOR NORTH QUAY, HAYLE HARBOUR

The mayor explained that the town council had already considered the current planning application regarding North Quay and that Hayle Town Council (HTC) had raised a strong objection to it. Following the press coverage of the objection Simon Wright had contacted the town council and a few days earlier had had an informal meeting with councillors. That meeting had been confidential due to the exchange of sensitive commercial information.

The mayor welcomed Mr Wright to the meeting and asked him to give his presentation.

Simon Wright declared that he had wanted to come to the meeting to answer questions and receive feedback. He added that he had been in consultation with many groups and parties, such as ICOMOS and the World Heritage Site office, but he was most interested in what the people of Hayle had to say. The application had been due to be considered by Cornwall Council (CC)'s Strategic Planning Committee meeting in September, then in December, but was now due to be considered in January 2019 so that he could consider all feedback available.

Mr Wright directed attention to the model of the development and stated that he was interested in feedback regarding all phases of the development, not just the one relating to the current planning application. He added that that night he owned 75%, but in a few weeks' time he would own 100% of the harbour, including North Quay, the yards and Riviere fields and beyond. He said that he relied on input from Peter Haddock, the harbourmaster, and the deputy harbourmaster, regarding sluicing at the harbour. Mr Wright stressed that attendees were 'talking to the organ grinder' not the other representatives who had been dealing with things for the previous few years. He added that he had been surprised not to have received the council's negative feedback from his representatives following their attendance at town council meetings.

There followed an opportunity for members of the public to put their questions and comments to Simon Wright directly.

In answer to questions from members of the public regarding East Quay and the relocation of local businesses to North Quay, Simon Wright gave the following information:

- Yes, he did own the infrastructure on East Quay
- He did not want to draw business away from other parts of the town, but wanted the new development to be vibrant and successful and needed to give more consideration to the businesses currently on East Quay
- He wanted to give assurance that V-Fit and groups such as Hayle Gig Club would have premises on North Quay
- It was his intention to make the fishermen's harbour area fit for purpose and following sluicing he was hoping bigger boats would be able to use it; however, there were limitations due to the RSPB. He wanted everything landed to be visible to the public to create a vibrant area similar to that created in Whitstable, Kent. He added that the size of the fishermen's area could be changed if necessary
- He added that it was Peter Haddock's view to split the fishermen's quay between East Quay and North Quay, but that nothing was set in stone and decisions would be led by commercial interests
- He would look into the issue of having East Quay included in the Enterprise Zone (EZ) (along with the Marine Renewables Park on North Quay) as he couldn't see any disadvantage to having it included; he disagreed with councillors who claimed that he had refused to allow East Quay into the EZ, which had been the original ambition of CC
- He wanted to find out what local people and businesses wanted regarding East Quay (this was a response to a comment that those on East Quay didn't want it to become an eyesore in the middle of the harbour)
- The harbour development was predominantly a residential housing development, but would take into account commercial ventures. It was however impossible to keep everybody happy.

In answer to questions and comments (raised by Carnsew Meadow residents) regarding the erosion of the footpath around Carnsew Pool and the absence of repairs by the harbour owners, Mr Wright provided the following information:

- He was aware of the problems and agreed he needed to look at it himself, but he did not want to stop sluicing (allegedly the reason for the erosion) due to its importance for the future of the harbour
- He would take advice from Peter Haddock, although one resident added that he had already been in discussion with Mr Haddock, who had done nothing to preserve the path or address the danger of flooding of local houses caused by the rising water due mainly to the sluicing and future high tides
- Although he would carry on with sluicing, he would get remedial work done at Carnsew Pool (he later explained that he had been referring to Carnsew Pool when he had said Copperhouse Pool) if it was affecting people's lives to the extent outlined by several residents at the meeting
- He was happy to walk around the Pool the following week to have a look at the problems for himself, but was unable to accept the invitation to come the following day as he would be watching his son play rugby; he was not aware of a letter sent to

him by residents in 2016 but undertook to make sure that necessary repairs would be carried out.

Regarding the housing development and its various phases Mr Wright provided the following information:

- The current application was for 175 residential and some commercial units
- Regarding infrastructure he would consult with all relevant bodies such as education and healthcare and if a need for expansion of services was identified he would contribute, but not otherwise
- He agreed that there should not be parking on the roadside and it was his intention to ask the architect to put more parking space into the development itself
- He agreed that some of the properties on the quay front would likely be bought as second and/or holiday homes, being apartments that would attract a premium, but that some would go to downsizers; properties at Riviere fields would likely be purchased by local people; the 16 houses on the wharf would probably be family homes
- The development would benefit the town as for the first time in 60 years someone would start to make the harbour area better for the people of Hayle. Later phases of development would include 90 homes (at Riviere fields) for social housing and/or offer shared equity: he had himself been homeless when he was younger and wanted to be able to give others a leg up and an affordable home
- The development would also bring community benefit because commercial units would bring businesses to the harbour and infrastructure to the area. The area would be made fit for purpose and he proposed that one unit would be provided for community use by Hayle Gig Club, V-Fit, the Canoe Club and others; another benefit would be that the original plan for 800 properties, which was not right for the harbour, would not be realised – instead he had paid a large premium for a Cornish architect to design something especially for the harbour
- He intended to develop the whole area, not just the first phase, and not to sell the later phases to other developers; his team was ready to start the road into the wider area during the first phase, although he was not obliged to do this, and surveying work had already begun; the road could be started in March 2019
- The vice chair of Hayle Cricket Club was assured that the road to the club would be retained – it had been omitted from the plan drawing by mistake. If ball defences were needed they would be installed; Mr Wright wanted to ensure that the cricket ground remained
- Regarding the height of the apartment building close to the quayside, ICOMOS and other groups needed to be consulted about the design and although the developer would have liked six storeys' worth of flats for sale, he undertook to reduce the number of storeys to four.
- He would leave the model of the development at the harbourmaster's office for viewing by members of the public and acknowledged that there was a need for a summary of information regarding the development for laypeople due to the sheer number of documents available on CC's website; he also informed everyone that he intended to be in Hayle three days per week from Christmas 2018 onwards
- With regard to the provision of arts and community facilities, Mr Wright said that he would like to formalise the community space behind the chimney: he would like to put in showers and make the space useable by different groups at different times
- It was his intention to keep any trees in place

- Mr Wright had plans for a hotel in front of Chy Gallos; the size of the hotel would be driven by the wishes of the hotel owner and he had already been approached by a very high end club hotel chain and a cheap bargain basement one
- Regarding sewage, he would take advice on technical elements
- He already had plans for a facility for various community uses and if there was a need for a town hall he would need to see what size could be built

Mr Wright then took comments and questions from councillors and provided the following information:

- It was his intention to relocate businesses and organisations as seamlessly as possible and he would put up temporary accommodation if necessary; he wanted to keep rent for current tenants the same, but new tenants would not necessarily benefit from the same lower rents
- He undertook to keep in touch and engage with the town council
- In answer to a question asking if the current planning application would be withdrawn and re-submitted, or just amended, Mr Wright advised that he planned to modify the plans and would follow CC procedures regarding re-consulting the town council
- Mr Wright was reminded that the funding for the infrastructure (roads) for the development had been received from the government by CC, and he stated that he hoped CC would grant the funding to Sennybridge Ltd, but that the necessary infrastructure work would be carried out regardless.

Councillors were reminded that Hayle Town Council had objected strongly to the current planning application and the objection would remain until there was an opportunity to consider any amendments. The public were advised to go online to CC's website to see HTC's comments on the current planning application and encouraged to add their own if they so wished.

The public were thanked for attending the meeting and putting their questions to Simon Wright and the mayor thanked Mr Wright for attending the meeting and answering questions.

[8.25pm – 8.35pm There was a break in the meeting for the model of the development to be removed and Simon Wright and members of the public left the room.]

[8.25pm Councillor Channon left the meeting.]

[8.28pm Councillor Mims left the room.]

[8.35pm Councillor Mims re-joined the meeting.]

137 CONSULTATION: TO CONSIDER CORNWALL COUNCIL'S DRAFT HOUSING SUPPLEMENTARY PLANNING DOCUMENT

Councillors discussed the document and there was some criticism of how it had been put together and questions were raised regarding how it differed from the DPD. Members were surprised that the average price of a two-bedroom property in Hayle was the highest in the county (of the main towns listed) at £227,700 and wanted to know how the figures had been arrived at by CC officers. It was suggested that it might be because of sales of such properties in the recent new housing developments in the town. Members also wanted to know the changes made to earlier documents to produce this document.

It was resolved to note the document and to ask Cornwall Council for an explanation regarding the Hayle average open market figures for a two-bedroom property and how the document differed from earlier relevant documents.

[8.40pm Councillor Farrar left the room.]

138 TO APPROVE AND SIGN THE DEED OF VARIATION OF CONTRACT BETWEEN HAYLE TOWN COUNCIL AND P YATES LTD REGARDING THE RIGHTS TO THE CAR PARK AT THE REAR OF HAYLE COMMUNITY CENTRE

The clerk reported that the work to the car park behind the community centre had been completed by D A Giles and was excellent and of a better quality than the tarmacking of the access road which had been carried out by a different contractor. Nine parking spaces had been retained and a space to link to the future car park extension had been created.

It was also reported that the deed of variation was not ready for signing as it had not been completed to the town council's solicitor's satisfaction.

It was resolved to defer the matter until the deed of variation was ready to sign.

[8.43pm Councillor Farrar re-joined the meeting.]

139 TO CONSIDER THE CORRESPONDENCE FROM CORNWALL COUNCIL OFFICER MARTIN SEARLE REGARDING THE REQUEST FOR AN EXPRESSION OF SUPPORT IN PRINCIPLE FOR THE ST AUSTELL DISCOVER MAP WEBSITE/APP PILOT

It was noted that the Discover Hayle map was successful, especially at the holiday parks, but only when it was available for free as no one was willing to pay for it. Councillors were interested to see if the new technology used for the St Austell map was successful.

It was resolved to support the St Austell Discover map website/app pilot in principle.

140 TO APPROVE THE EXPENDITURE OF £19,100 FOR DECORATIVE LIGHTING ON KING GEORGE V MEMORIAL WALK AND HAYLE RECREATION GROUND AS RECOMMENDED BY THE AMENITIES COMMITTEE ON 8 NOVEMBER 2018

It was noted that the money was to come from general reserves.

It was resolved to approve the expenditure.

141 TO NOTE THAT THE TOWN COUNCIL OFFICES WILL BE CLOSED FOR CHRISTMAS & NEW YEAR FROM 12.30PM MONDAY 24 DECEMBER 2018 TO 9.30AM WEDNESDAY 2 JANUARY 2019

Members discussed the proposed closure dates and agreed that there was little point in opening the office on Christmas Eve as it fell on a Monday.

It was resolved to note the closure of the town council office from 12.30pm on Friday 21 December 2018 to 9.30am on Wednesday 2 January 2019 and that staff would receive the non-Bank Holiday days as ‘council days’.

It was noted that there were signs at Hayle’s amenity sites directing the public to report problems to Cormac on the advertised emergency number and that the outside staff would do cursory inspections and report any problems to Cormac.

142 HAYLE NEIGHBOURHOOD PLAN

The clerk reported that she had met John Bennett and he did not see a need for the reconstitution of the group, saying that it would only be required should the Hayle Neighbourhood Plan be challenged or when the Cornwall Local Plan was being reviewed. It was reported that Marcus Healan had advised the town council to liaise with the Neighbourhood Plan team at CC to ensure that the plan could not be challenged and to ask what other councils do following the adoption of their plans.

It was resolved to contact Cornwall Council’s Neighbourhood Plan team and to keep Hayle Neighbourhood Plan as a standing agenda item until advice had been received.

143 PLANNING MATTERS

- a) To consider Planning Applications: PA18/09382; PA18/09194; PA18/07050; PA18/10095; PA18/09741 and PA18/09743

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

- b) To note the results of previous applications

There were none.

144 FOOTPATHS

- a) Maintenance update

It was reported that a recent complainant regarding a footpath in Angarrack had been given a link to report the matter to CC.

It was noted that Footpath 16 at Carnsew Pool was an ongoing issue and that CC was reluctant to do work on it as the main part was the responsibility of the harbour owners.

The meeting closed at 9.13pm.

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

Town Mayor

Date