



HAYLE TOWN COUNCIL

COUNCIL MEETING

THURSDAY 7 FEBRUARY 2019

Minutes of the Hayle Town Council Meeting held at the Hayle Community Centre, Hayle on Thursday 7 February 2019 commencing at 7.15pm with a **Public Participation Session**.

PRESENT

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

Clerk Eleanor Giggall

7.15PM PUBLIC PARTICIPATION SESSION

John Bennett spoke regarding the harbour in general and planning applications relating to it in particular.

[7.16pm Councillor Channon joined the meeting.]

Mr Bennett believed there were some conflicts of interest relating to harbour matters (see Appendix A).

A member of the public voiced his opinion that the ASDA building on South Quay was a monstrosity and that the beautiful, outstanding location of Hayle was an opportunity for a developer to make money and at the same time embrace Cornwall and its heritage. He informed those present that his community at Sandbanks had been able to campaign to stop developments they did not want, that he thought the high street needed somewhere for people to stroll and that local people would be unhappy with the current plans for North Quay.

Some councillors informed him that the people of Hayle had not risen up as a body against the development plans yet. The ASDA building was defended by some who said they were proud of it as an award winning building and that its development had saved South Quay from crumbling into the sea and that if it were a museum far fewer people would object to it.

It was pointed out that those who had objected to the planning application for the ASDA building had been overruled by planning policy, not Cornwall Council (CC). That some objections were because people wanted it built on the Jewsons site was moot as that site had not been available.

It was also reported that it was well used by local people and had brought much needed jobs to Hayle.

7.30PM THE MEETING COMMENCED

190 CHAIRMAN'S ANNOUNCEMENTS (FOR INFORMATION ONLY)

The assistant town clerk informed councillors of problems with the roll out of provision of laptops and circulated individual details of how they could access their emails.

191 TO RECEIVE APOLOGIES

Apologies had been received from Councillor Rance.

192 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

There were none.

193 TO APPROVE THE MINUTES OF FULL COUNCIL MEETING 17 JANUARY 2019

It was resolved that the minutes of the full council meeting 17 January 2019 be taken as a true and accurate record, the mayor signing each page before placing them in the record book.

194 TO DISCUSS MATTERS RAISED DURING PUBLIC PARTICIPATION 17 JANUARY 2019

No matters had been raised on the night.

195 HAYLE EMERGENCY SERVICES COMMUNITY STATION REPORT

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

No report had been received and no representative was available to attend the meeting.

One councillor expressed his concern that members of the public did not have access to the tri-service station but he was informed that it had never been designed to be a location open to the community, but provided a valuable service for the community nevertheless.

It was reported that Inspector Nick Clarke had undertaken to provide statistics on crime in any specific areas of Hayle but that it was not possible to provide a report covering the whole town. There was a new tri-service officer in post and it was hoped that they would have more contact with the town council in the near future.

Many councillors were pleased with the prompt actions of the service officers when they were called upon.

The clerk reminded members that there was an outstanding resolution to invite the head officers of all three services to a meeting but that to date it had been difficult to coordinate a time that all could attend.

Everyone was reminded that there was a public access defibrillator outside the tri-service station.

It was resolved to remove this standing agenda item from future agendas; and to inform the services that it would be removed and that if they wished to speak at a future meeting they were welcome to speak in public participation or an item could be added to an agenda if they contacted the clerk in advance.

196 TO RECEIVE A PRESENTATION FROM ANGELA WARWICK OF SITU8 PLANNING CONSULTANCY REGARDING A PROPOSED MIXED SCHEME DEVELOPMENT IN HAYLE

The mayor welcomed Angela Warwick and invited her to give her presentation.

She said that she and her client Christopher Taylor of White Cliff Development had attended to give a brief presentation and to invite everyone to a public consultation event. The development would be at the Jewsons site: Jewsons would remain where it was in a purpose built building and with a better service yard (see Appendix C). Jewsons would be redeveloped using existing entrance to the site. The listed timber store building would be retained and much work carried out on the contaminated land. The rest of the site would be for a housing scheme and the square piece of scrub land between the timber store and the recently completed block of flats would be brought into the site and kept as open land. An ecology survey and heritage reports had been done and they were currently consulting the usual bodies. Ms Warwick handed out posters advertising a public consultation at the Passmore Edwards Institute on 28 February between 3.30pm and 7.30pm. They would also be doing a mail drop in the immediate area and hoped that many would attend.

In answer to questions the following information was given:

- There would be 30% affordable housing
- There would be 52 apartments: 7 in the listed building, which would have parking on the ground floor, with the apartments above
- A courtyard would be created and there would be parking there and spilling out onto the quayside
- The development would be inward looking and the view from the road would remain the same
- White Cliff Developments would be carrying out the development
- The site was a brownfield site with employment use, which would remain on the site at Jewsons
- The development would finance the rebuilding of the Jewsons building and keep the listed building from falling into total disrepair
- The apartments would be three or four storeys high, although they might be higher in certain areas nearer to the quayside
- The historic dock would remain in the service yard and comments from heritage consultees were awaited
- The new buildings would be flood defended as the nearby apartments were, but the listed timber store could not be flood defended due to its listed status and therefore the parking was being located on the ground floor.

The mayor thanked Angela Warwick for attending the meeting and giving her presentation.

197 TO RECEIVE A PRESENTATION FROM SIMON WRIGHT OF SENNYBRIDGE LTD AND MATT WILLIAMS, ARCHITECT AT FEILDEN CLEGG BRADLEY STUDIOS, REGARDING THE RECENTLY AMENDED PLANS FOR THE HAYLE HARBOUR NORTH QUAY DEVELOPMENT

The mayor introduced Matt Williams and Simon Wright, who showed members a model of the amended plans for planning application (PA18/04577), detailing how the buildings had been amended to take on comments from ICOMOS and other consultees.

Buildings of five and four storeys were now three and two storeys high, but to compensate that loss further height and width had been added to one of the larger buildings at the back of the yard. Another building had been removed to allow more public space in the middle of the quayside area. Parking had been allocated as per the Hayle Neighbourhood Plan (HNP). The stable block did not form part of this application (as heritage bodies had requested), but would be submitted as a separate application within six months of receipt of approval for this application. Historic England, the World Heritage Site team (WHS) and CC's conservation department were yet to make their recommendations regarding the amendments.

In answer to questions and comments the following information was given:

- Although ICOMOS had requested changes to the materials to be used, this had not been supported by the other heritage bodies so no changes were to be made
- The tallest building was now further back into the yard to mirror the industrial building that had previously stood on the site
- Employment space (for offices) was now larger
- The benefits for the people of Hayle were a) that a site which had been earmarked for development for 30 years was now likely to actually be developed; b) better, flexible commercial units would accommodate whatever the tenants wanted; and c) the number of commercial units in the approved outline application had not changed: all of the lower area was commercial led
- The fishermen's quay would be the same as per the original application
- Parking would be provided below ground for the apartment buildings
- In response to councillors' concern that members of the public had not been sufficiently informed regarding the amended plans, Simon Wright undertook to arrange a public consultation for the residents of Hayle, probably at the Passmore Edwards Institute as recommended by councillors
- Matt Williams informed councillors that the principles of the application remained the same and no dramatic changes had been made to the layout of the buildings and that therefore there was no requirement for a completely new application
- On street parking had been removed from the site on the drawings and the developers would try to influence CC to get yellow lines instated, although councillors were not convinced it would be that easy and some did not think that adequate other parking had been provided
- It was clarified that the new open space would be landscaped and there would be no parking allowed
- Councillors were directed to CC's planning department for information regarding any extant S106 agreements linked to the masterplan

It was suggested that the town council write to CC urging them to have the technical briefing on 7 March followed by determination at the next scheduled Strategic Planning Committee (SPC)

meeting, with the town council being able to consider the application on 21 March in full possession of the details.

The mayor thanked Simon Wright and Matt Williams for attending and councillors were thanked by them for their time.

198 REPORTS OF OTHER COMMITTEES FOR APPROVAL

There were no reports for approval.

199 REPORTS FROM OTHER BODIES/WORKING PARTIES/EVENTS

The clerk reported that she and the mayor had attended a meeting coordinated by Nick Reynolds of Paradise Park, who had appeared not to know what the town council already did to advertise community events and that it regularly asked in the Hayle Pump to be informed of events for the website. It had been agreed that groups should get together to plan their events to avoid major clashes. The clerk had shared details of groups who had given their explicit consent (to comply with GDPR). Councillors were pleased to hear of the initiative.

200 ACCOUNTS

- a) To approve the Income and Expenditure of the Council 2018/2019 as listed on Appendix B

It was resolved to approve the Income and Expenditure of the Council 2018/2019 as listed on Appendix B.

201 STANDING AGENDA ITEMS (FOR REPORTING ONLY)

- a) Hayle Harbour Update

There was a discussion regarding the validity of the original masterplan related to the harbour, how much weight it continued to carry and any S106s that might be linked to it. No one was sure of the current situation and it became clear that advice from the planning department at CC needed to be sought. Some members wanted to seek independent legal advice and possibly a legal challenge, or an independent review, possibly from CALC or NALC, but others believed that a review and/or challenge would cost thousands of pounds and would take far too long to be of use for the current situation regarding the harbour.

Possible conflicts of interest at CC were also raised, one involving a former council officer now working as a consultant and another regarding CC's purchase of land owned by the harbour owner for a housing development.

It was noted that CC had already replied to Councillor Pollard's enquiry about S106s linked to the harbour with the information that they had been unable to find any such agreements. Hayle Town Council members agreed that in order to fight the current development a knowledge of the legal definitions of the permissions already granted was necessary, but it was also recognised that any such investigations needed to be achievable in the timescales available and be affordable. It was also noted that sometimes a clear 'yes' or 'no' answer to planning issues was not possible and that a decision might be made according to a balance of considerations.

During the discussion and drafting of a resolution regarding conflicts of interests the clerk advised councillors that they needed to be careful about naming people.

It was resolved to write to Deborah Boden of Cornwall Council's world heritage site team to ask for an assurance that the former officer now working as a consultant is not involved in any capacity on any planning application regarding Hayle, because the town council believes that this would constitute a conflict of interest as the former officer acts as a planning consultant for developers in Hayle.

It was resolved to write to Cornwall Council to ask a) when it determines the detail of the reserved matters application regarding North Quay what weight is given to i) the original Hayle harbour masterplan and ii) the comments from the World Heritage Site Office and ICOMOS; and b) for clarification on the S106 agreements and all related matters that apply to Hayle harbour.

Councillor Pollard informed the meeting that the decision regarding the importance of the WHS was a political matter to be decided by Cornwall Councillors.

b) Cornwall Council Update

Councillor Pollard reported that proposals regarding Hayle harbour and land at Riviere Fields would be considered by CC Cabinet on Wednesday 13 February 2019. The Cabinet papers were in the public domain and the issue would be Item 13 on the agenda for those who wished to follow the discussion online. Details of the proposals were available in the Cabinet papers.

Councillor Farrar thanked Councillor Pollard for chasing Highways to install the new railings at Loggans, the gateway roundabout into the town.

c) Community Asset & Devolution of Services Update

It was reported that the Library Working Group had met that week without CC officers, but with the town council's solicitor, John Lowry, who had been involved in several other town council library devolutions. He had undertaken to liaise with CC and inform it that subject to Hayle Town Council (HTC) being satisfied with the condition of the building (especially the roof) there could be an agreement in principle.

Elly Hammersley had informed the clerk that she had the roof report and that electrical work had been carried out. The next meeting was scheduled to take place at 1.30pm on Wednesday 13 February in the Assembly Room and John Cooper from CC's property department would attend. Allan Hampshire was unfortunately not able to attend the meeting, which was a disappointment because his input would have been useful as in the two years since the condition report had been carried out the windows had deteriorated significantly and CC's property department were not inclined to consider them.

The working group had also been advised by John Lowry to get an updated condition report and all usual property purchase searches carried out. Members were advised that there would be slippage on the completion date, which might be 1 May or 1 June. He advised that HTC should be prepared to walk away if it was not satisfied with any aspect of the library devolution.

d) Cornwall Community Governance Reviews

It was reported that Councillors Polkinghorne and Wills would be attending the CALC meeting regarding the governance reviews and that an expression of interest for a review of the parish of Hayle had been submitted to CC.

Councillor Pollard also reported that he had received an email from Malcolm Brown, who was on CC's governance panel which was at that time working out how it was going to carry out the review. A copy of a letter from St Ives Town Council to the Boundary Commission regarding the council's dissatisfaction with its warding following the Boundary Commission's review had been received by CC and it was reported that the Boundary Commission had replied to St Ives Town Council that it would not revisit its decision, but that it would be possible within a governance review to amend the names or the boundaries of the parish wards.

It was resolved to form a sub-committee including Councillors Capper, Pollard and Wills, to look at the issues and to create some options for Hayle, and to invite Vanessa Luckwell, CC's Community Link Officer for the Hayle and St Ives Community Network, so that she could provide information and maps.

It was resolved to write to Gwinear-Gwithian Parish Council to say that Hayle Town Council understands that it has expressed an interest in a community governance (parish boundary) review, to ask it what its intentions are regarding the review and to inform it that Hayle Town Council is eager to have a dialogue with it regarding the matter.

202 CLERK'S REPORT/CORRESPONDENCE/MEETINGS/INCIDENTALS

a) Correspondence

There was no correspondence to discuss.

b) Meetings

07/02/19	7.15pm	Full Council	Assembly Room, HCC
11/02/19	7.15pm	Hayle Twinning Association	Asda Community Rooms
13/02/19	1.30pm	Library Devolution Meeting	Assembly Room, HCC
16/02/19	10.00am	CALC Annual Conference	New County Hall
21/02/19	7.15pm	Full Council	Assembly Room, HCC
27/02/19	1.30pm	Library Devolution Meeting	Assembly Room, HCC
27/02/19	5.00pm	Urban Extension Workshop – Marcus Healan, CC	Room 7 & 8, HCC
07/03/19	7.15pm	Full Council	Assembly Room, HCC

c) Incidentals

The list of incidentals was tabled. Incidentals were available on request.

The meeting closed at 9.35pm.

Approved by the council as a true record, at its meeting 21 February 2019

Town Mayor

Date