



## HAYLE TOWN COUNCIL

**COUNCIL MEETING**

**THURSDAY 18 JULY 2019**

Minutes of the Hayle Town Council Meeting held at the Hayle Community Centre, Hayle on Thursday 18 July 2019 commencing at 7.15pm with a **Public Participation Session**.

### **PRESENT**

Councillor S Benney (Deputy Mayor)  
Councillors B Capper, N Farrar, T Harding S Johnson, P Nidds and A Rance

Clerk Eleanor Giggall

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

No members of the public wished to speak.

### **7.15PM THE MEETING COMMENCED**

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

The Deputy Mayor reported that Councillor Harry Blakeley had called into the town council office that day and had been in good spirits despite his treatment.

Councillor Benney also reported that he had had the pleasure of opening the Green Infrastructure for Growth's event at the Millpond and Rope Works which had occurred earlier that day and confirmed that the first meeting of the Climate Action Group had had its first meeting on Tuesday 16 July.

#### **49 TO RECEIVE APOLOGIES**

Apologies were received from councillors Blakeley, Coad, Cocks, Marks (was Wills), Mims, Polkinghorne, Pollard and Roden.

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

There were none.

#### **51 TO APPROVE THE MINUTES OF FULL COUNCIL MEETING 4 JULY 2019**

**It was resolved** that the minutes of the full council meeting 4 July 2019 be taken as a true and accurate record, the mayor signing each page before placing them in the record book.

It was agreed to bring agenda item 8c) forward to this point.

**52 TO CONSIDER AND REVIEW THE DRAFT HAYLE SOUTHERN AREA MASTERPLAN: SUMMARY DOCUMENT (THE CREATION OF A NEW NEIGHBOURHOOD), FOCUSING PARTICULARLY ON THE VISION AND TO CONSIDER THE USE OF THE TOWN COUNCIL LOGO ON THE DOCUMENT COVER NB THE CHAIRMAN OF THE HAYLE NEIGHBOURHOOD PLAN STEERING GROUP, JOHN BENNETT, WILL BE PRESENT TO SPEAK ON THIS ITEM**

The Deputy Mayor invite John Bennet to join the table and to lead the discussion.

The main points of discussion were:

- Concern about the passing/delivery of this scheme in terms of timing to ensure that the right infrastructure was in place to support the development, particularly the roads and the junction. It was understood that a technical appendix would be prepared but a detailed delivery plan would also need to be written and adopted.
- The town park was a nice idea but huge and who will pay for it initially? Who will own the land and be responsible for it long term? Cornwall Council? Could this area be left out of the masterplan entirely and be left as protected agricultural land?
- A junction at Highlanes would be better than no junction at all and certainly less expensive than a junction at Tolroy. There was concern about the new 'main road' - it will need to be recognised from day 1 that this will be a heavily used/busy road and therefore need to be large enough to cope.
- Noise from the road for the proposed school sites would be an issue. It was considered that the first location for the school was probably best but that the school should be located nearer the playing field with trees planted in the area nearest the road to screen and reduce the noise.
- There is no detail in the document about the number of dwelling for this site; there should be some indicative figures should be included as at least a guide.
- There should be something in the document to indicate that this plan is for the very long term.
- Members also pointed out some typos/spellings and commented that the name of the masterplan document needed to be change as 'Trevassack' doesn't accurately reflect the area.

**It was resolved** to a) thank Marcus Healan and to explain that members are pleased with the concept plan, b) give consent to the town council logo being used on the document, c) confirm that the vision is acceptable as it currently is and d) insist that a delivery plan and schedule is produced prior to the masterplan being formally adopted by Hayle Town Council or Cornwall Council.

**It was further resolved** to explain to Marcus Healan that Hayle Town Council would find it difficult to approve the masterplan without a clear understanding of how the scheme will be financed and delivered.

Members were reminded of the next masterplan meeting was scheduled for Tuesday 23 July 2019 at 5pm.

### **53 TO DISCUSS MATTERS WHICH WERE RAISED DURING PUBLIC PARTICIPATION 4 JULY 2019**

There were none.

### **54 STANDING AGENDA ITEMS**

- a) Cornwall Community Governance Reviews

The clerk confirmed that she had submitted the town council's response to the Cornwall Council consultation earlier in the week.

- b) Hayle Neighbourhood Plan

There was nothing to report.

- c) Hayle Harbour Development

It was confirmed that the North Quay application was due to be considered by Cornwall Council Strategic Planning Committee on Thursday 25 July 2019.

**It was resolved** to not send a Hayle Town Council representative on this occasion.

### **55 CONSULTATIONS**

- a) To consider and formulate a response to Stage 2 of Cornwall Council's Polling Districts and Polling Places Review

**It was resolved** to reiterate the original comments made by Hayle Town Council to the first phase of the consultation (see minute 223 of 7 March 2019).

- b) To consider Natural England's proposals for improvements to public access along the Cornish coast between Newquay and Penzance – as submitted to the Secretary of State

**It was resolved** to note.

### **56 PLANNING MATTERS**

- a) To consider Planning Applications: PA19/04824; PA19/05314; PA19/05635 and PA19/01772 PREAPP

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

The clerk explained that she had received communication from Cornwall Councillor Biggs regarding planning application PA18/06112, for a retail development in the Roseworthy area of Camborne. He had asked that Hayle Town Council looked at the application as it could potentially have an impact on Hayle.

Members recognized that whilst Hayle Town Council was not consulted on this application formally it should consider it.

**It was resolved** to oppose application PA18/06112 on similar grounds as those detailed by Camborne Town Council. The retail impact assessment does not consider the detrimental impact this development would have on the town of Hayle, and in particular, the Copperhouse area. The retail impact assessment that were undertaken when Hayle's out of town shopping developments were being considered had to take into account towns such as Penzance, Falmouth and the city of Truro, all of which are a much further away than a 5 – 10 minute drive.

- b) To note the results of previous applications

**It was resolved** to note.

- c) To discuss options for managing and using the income generated by the Community Infrastructure Levy (CIL)

In light of the information gleaned during the recent discussions with Marcus Healan regarding the draft Hayle Masterplan it was clear that the previously anticipated amounts of CIL would not be forthcoming. The clerk advised that she had contacted other clerks via a clerk's forum to see if they had established CIL policies and the majority of the responses received confirmed that they had not yet adopted policies or processes, largely due to the fact that they were waiting on their respective planning authorities to determine how the CIL would be managed.

**It was resolved** to defer this matter and the clerk to contact more Cornish council clerks, CALC and SLCC to seek advice and guidance and to report back to council in due course.

## **57 FOOTPATHS**

- a) Maintenance Update

The clerk reported that a meeting with Cornwall Council's countryside officer has been arranged to discuss the changes and confusion with the

The meeting closed at 9.05pm.

Approved by the council as a true record, at its meeting 5 September 2019

**Town Mayor** .....

**Date** .....