



## HAYLE TOWN COUNCIL

**SPECIAL COUNCIL MEETING**

**THURSDAY 30 JANUARY 2020**

Minutes of the Hayle Town Council Meeting held at the Hayle Community Centre, Hayle on Thursday 30 January 2020 commencing at 7.30pm with a **Public Participation Session**.

### **PRESENT**

Councillor C Polkinghorne (Mayor)  
Councillors S Benney, B Capper, G Coad, D Cocks, N Farrar, S Johnson, B Marks, B Mims, A Rance and J Pollard

Guests: Simon Clarke, Gary Cartmell, Susan Mauger, David Slatter, all representatives of Arke Developments  
John Bennett, Chairman of Hayle Neighbourhood Plan Steering Group

Town Clerk E Giggall  
Acting Asst. Clerk M Costello (Minute taker for items 159 -168 inclusive)  
Finance Officer B Goraus (Minute taker from item 169 – end)

### **7.30 PM PUBLIC PARTICIPATION SESSION**

No members of the public wished to speak.

### **7.30 PM THE MEETING COMMENCED**

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

There were none.

#### **160 TO RECEIVE APOLOGIES**

Apologies were received from Councillors Blakeley, D'Arcy, Johnson, Nidds and Roden.

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

There were none.

#### **162 TO EXCLUDE PRESS AND PUBLIC FOR THE FOLLOWING ITEMS, IN ACCORDANCE WITH STANDING ORDER 1c, DUE TO THE CONFIDENTIAL NATURE OF THE BUSINESS**

**It was resolved** that it would not be necessary to exclude the press and public at this stage but that the meeting could go into private session if and when confidential material was to be discussed.

The Clerk also explained, at this stage, that item 167 could also be discussed in the domain so the press and public could be readmitted prior to consideration of that matter.

**163 TO RECEIVE A PRESENTATION RELATING TO PLANNING APPLICATION PA18/10457, 24 DWELLINGS AND ASSOCIATED WORKS AT FOUNDRY YARD, FROM THE DEVELOPERS AND THEIR AGENTS/REPRESENTATIVES REGARDING THE TOWN COUNCIL'S OBJECTION AND POLICY ISSUES (CORNWALL COUNCIL PLANNING OFFICER AND CHAIRMAN OF THE HAYLE NEIGHBOURHOOD PLAN STEERING GROUP WILL ALSO BE PRESENT AND PARTICIPATE IN DISCUSSIONS)**

Gary Cartmell gave a brief overview of the proposal and the agents and representatives of the developer briefly introduced themselves, the presentation began:

- Susan Mauger, the Advocate Solicitor engaged by Arke Developments explained that the Hayle Neighbourhood Plan (HNP) which was adopted in 2018 predates the National Planning Policy Framework (NPPF) 2018 - 2019 and the advice from Peter Bainbridge (Cornwall Council Planning Officer) is that the proposal is not in conflict with the SD1 policy. She stated that the NPPF on local planning should identify and support housing plans and support brown field developments and this changes the weight of the SD1 policy.
- Peter Bainbridge spoke next to explain that the site already has full planning permission for retail allocation as a strategic allocated site. He told members that under the terms of the Neighbourhood Plan NP1 small sites would be welcome and have no conflict with policy SD1. He explained that investigations had not been finalised but he was minded to support following advice from consultees. Some concerns had been shown from World Heritage but aspects of the application were being changed to accommodate their views. Concerns raised about parking on the site were discussed and found to be compliant.
- Councillor Rance responded by quoting p.69 of the NPPF *'Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area. (a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved'*  
She explained that HNP considered the opportunities for allocating small and medium sites. While the plan supported the principal of Hayle accommodating development, consistent with that set out in the Local Plan, the plan is clear that this cannot mean development at any cost, or in any location. The sensitive environmental areas surrounding Hayle and its status as a WHS, mean that there is a need to be careful not to allow development in inappropriate locations that could compromise the high-quality natural and built environment. Cllr Rance explained that consultation had clearly

supported this position. The allocation was focussed on the Hayle Masterplan site allocation document which HNP worked very hard on in conjunction with CC (Marcus Healan and Matthew Brown). The document states in paragraph 72 that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way.

- A power point presentation was given by Dave Slatter, the Developer's Planning Agent, which showed increased permeability and proportions of openings. Members were concerned that the additional access would encroach more on the heritage wall. This was discussed and clarified by the agent. Further concern was expressed regarding the lack of amenity space but the developer, Simon Clarke explained that the houses have small rear gardens and the open space strategy was not to encourage lots of small sites but to concentrate on maintaining the existing areas. He discussed the pricing of the proposed houses which would be modestly aimed at the local housing market, and clarified that an affordable housing contribution would be made to an off site development as agreed by Cornwall Council. Mr Slatter explained that there had been no objections from Highways and that following pre-engagement talks with Heritage Groups and taking into account the comments from Hayle Town Council (HTC) the scheme would be re-submitted with the hope that HTC would now support the application, particularly as the site has been derelict for 50 years.
- John Bennett, chairman of the Hayle Neighbourhood Plan Steering Group initially declined to comment. However, he advised councillors that he felt the argument presented about policy SD1 was incorrect. He encouraged HTC to obtain independent advice and to look closely at the wording of the NPPF. He also questioned the proposed development and how it would not be viable because it provides no affordable housing. He further explained that World Heritage status is the top issue and development can be rejected on any level of harm.

Members agreed to wait until the planning application was re-submitted to discuss again and to seek independent advice. It was also agreed to consider whether the Neighbourhood Plan should be updated.

The Mayor thanked all of the invited guests and they all left the meeting at 8.30pm.

**It was resolved** to exclude the press and public for the following item, in accordance with Standing Order 1c, due to the confidential nature of the business.

[Clerk's note: There are no separate confidential notes for the following 2 items as the discussions were minimal and the resolutions can be made public.]

**165 TO DISCUSS THE RECENT CONFIDENTIAL STAFF AND ORGANISATIONAL REVIEW REPORT PREPARED BY CHRIS ROLLEY ASSOCIATES AND DETERMINE WHICH RECOMMENDATIONS THE COUNCIL SHOULD ADOPT. TO CONSIDER THE POTENTIAL COST**

**IMPLICATIONS AND BUILD THEM INTO THE 2020-21 PRECEPT, IF NECESSARY**

The minutes of this agenda item are confidential.

**It was resolved** to re-admit the press and public at this point.

**166 TO AGREE THE DRAFT PRECEPT, PRIOR TO FINAL APPROVAL AT FULL COUNCIL ON 6 FEBRUARY 2020**

The Finance Officer had prepared figures based on the recommendations contained within Chris Rolley's report and therefore was able to confirm the precept figure swiftly following items 165 and 166 above.

**It was resolved** to agree the precept in the sum of £600,367 for financial year 2020-2021.

**167 TO RE-ADMIT PRESS AND PUBLIC**

This had already been done, see 166 above.

The meeting closed at 9.05pm.

Approved by the council as a true record, at its meeting 20 February 2020

**Town Mayor .....**

**Date .....**