



HAYLE TOWN COUNCIL

FULL COUNCIL MEETING

THURSDAY 7 OCTOBER 2021

Minutes of the Full Council Meeting held at Hayle Day Care Centre on Thursday 7 October 2021 commencing at 7.15pm with a **Public Participation Session**.

PRESENT

Councillors S.Benney (Mayor), B.Capper, J.Pollard, J.Lawrenson-Reid, AM.Rance (Deputy Mayor), E.Brown, D.Raymer, B.Gordon, S.Johnson, D.Anton, J.Bennett, J.Martin and F.McGowan

Cornwall Councillors L.Pascoe and P.Channon

Town Clerk E. Giggal
Senior Support Officer M. Costello

7.15PM PUBLIC PARTICIPATION SESSION

Martin Maylam welcomed the new councillors, wishing them well in assuming their new roles. He explained that he wanted to speak about three issues affecting him and other residents of Clifton Terrace.

Firstly, he asked what is going on with the thousands of tons of spoil at Riviere Fields and is this ever going to be removed?

Secondly, he explained that many residents towards the bridleway end of the terrace have lost their parking due to unsightly bollards placed there since before the first lockdown. Mr Maylam explained that Cornwall Councillor Lionel Pascoe has visited the site.

Lastly, he asked members if anyone could explain the delay with the redevelopment of the former Hawkin's Motors site, which is directly opposite Clifton Terrace?

The Clerk responded first to explain about the former Hawkin's Motors site, that she had heard that day that the s106 agreement had finally been approved and Hayle Town Council (HTC) will receive the £30,000 as agreed in the transfer deal, which will fund the works for a scheme for site as approved by the Amenities Committee. She provided some background information to the new councillors, explaining that there had been a delay, due to a variation to the original planning permission granted for change of use. Finally, she explained that there should be no further obstacles.

Members explained that some degree of delay at Clifton Terrace had been caused by the fact that some residents have registered the land themselves and that not all the residents had responded to communication for Cornwall Council (CC).

Shane James, representing Corinthian, responded to Mr Maylam's query about Riviere Fields. He explained that he did not have a timescale for the removal of spoil at present but asked for Mr Maylam's contact details so that he could respond once he had investigated the matter.

CC Cllr Pascoe explained to members that he had that he had spoken to the developer and contacted planning officer Peter Bainbridge regarding the spoil who had said that he would visit the site. He said that he hoped the representative would report the council's concerns.

The Mayor thanked Mr Maylam for attending the meeting and raising his concerns.

7.30PM MEETING COMMENCED

65 CHAIRMAN'S ANNOUNCEMENTS (For Information Only)

The Mayor welcomed the new members saying how pleasing it was to see a full table. He acknowledged that some members had served previously and encouraged the new members to ask if they had any questions. He asked them all if they had received their welcome pack, explaining that this contains useful information which they should take the time to read, particularly the Standing Orders which explain meeting protocol. He informed the new members that public participation gives members of the public a chance to speak and ask questions, which councillors may or may not choose to respond. He explained that once the meeting has begun it is governed by the agenda.

Finally, he asked if any members would like to add their photo to the website along with a brief explanation of who they are and why they wanted to become as councillor, and if so, they should send these to the admin team.

66 TO RECEIVE APOLOGIES

Apologies were received from Councillor Coad.

67 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

The Mayor explained the reason for this agenda item for the benefit of new members.

There were none.

68 TO APPROVE THE MINUTES OF THE FULL COUNCIL MEETING 16 SEPTEMBER 2021

It was resolved that the minutes of the full council meeting 16 September 2021 be taken as a true and accurate record and the mayor signing each page before placing them in the record book.

69 TO DISCUSS MATTERS WHICH WERE RAISED DURING PUBLIC PARTICIPATION

All matters were dealt with on the night.

70 REPORTS OF OTHER COMMITTEES FOR APPROVAL

Reports from the Amenities Committee meeting 9 September 2021 and the Resource Committee meeting 22 July 2021 had been circulated with the meeting papers.

It was resolved to receive the report from the Amenities Committee meeting 9 September 2021 so that actions could be carried out.

It was resolved to receive the report from the Resource Committee meeting 22 July 2021 so that actions could be carried out.

71 REPORTS FROM OTHER BODIES/WORKING PARTIES/EVENTS

The Mayor told members that the previous evening's Town Team meeting which he had attended via Zoom, had been well attended and very positive producing some good ideas which he hoped would progress with community input.

72 STANDING AGENDA ITEMS

a) Hayle Harbour Update

The Mayor explained that following previous concern shown during meetings about the lack of information and following questions raised by members of the public, the developer had been contacted and asked to provide an update to council as previously agreed.

Shane James, from Corinthian Development Team Head Office, introduced himself and gave apologies from Simon Wright, the Developer, who was attending a conference elsewhere. He explained that over the last few months the development had been continuing with reduced capacity, but the scheme had now been re-financed to allow construction to move forward and to completion, although there were some challenges with supplies and materials beyond their control. He told members that the firm was currently in consultation with CC for permission to stage a fireworks event to raise money for a local charity to be held on 7 November.

Members had numerous questions and concerns to raise:

Confusion about the amount of business listings for Corinthian / Corinthian Homes
Shane answered by telling them that they were fundamentally the same company.

Why it was necessary to re-finance the project and what would happen if the re-finance deal falls through?

It was explained that it was not uncommon for projects of this size to be re-financed during the scheme because as the scheme moves forward the risk reduces. Stages must be reached to release funds, reducing risk.

Accountability? Does the town get to have a say following absence of information and many rumours?

The best way to answer is to move the development forward, there is a fine line between answering every rumour and just getting on with it.

World Heritage Site Office Levy is a s106 to support a community group to support the Harbour rather than the Harbour Authority which is a commercial operation. Is there a separate audit for the Levy?

Shane James explained that he understood it to be a contribution to the Harbour Authority as the development progresses. He added that he was not an expert and would investigate.

Why are the generators still being used?

They will continue to be used until November/December when Western Power will connect the site to the national grid.

Members discussed the general public concern over the stability of the development firm, security of small traders and payment of wages and that the town needs jobs, careers and affordable housing.

The Mayor thanked Shane for attending and asked him to take the councillors concerns back to Simon Wright, who he said, had failed to honour his promise to provide HTC with regular updates.

- b) Cornwall Council Update
 - (i) To receive reports from Cornwall Councillors Channon and Pascoe

Cornwall Councillor Peter Channon read out his report, see attached Appendix A.

Members discussed s106 agreements and concerns about enforcement due to costs, especially the agreement regarding provision of a bridge from South Quay to Penpol Terrace. potentially be amended by delegated powers

Cornwall Council Lionel Pascoe told members it had been quiet month with few planning issues. He said that he had spoken to Jon Mitchell at CC Open Spaces about the amount of spoil at Riviere Fields. Members were concerned about the potential risk from flooding and land slips, they discussed the previous geological report and agreed that this would inform any decision made by CC. The Clerk told members that she had learned that the previous CC Flood officer had retired and that the report following the major floods in 2019 had not been fully completed and that as a report on any significant flood was a statutory requirement, this would be followed up on.

(Councillor Raymer left the room between 8.13pm and 8.15pm)

73 TO ADOPT THE CORNWALL CODE OF CONDUCT FOR CITY, COMMUNITY, PARISH AND TOWN COUNCILS 2021 (AS PER THE CALC AND CORNWALL COUNCIL'S MODEL DOCUMENT 2012)

The Clerk explained that CC had published its Code of Conduct earlier in the year, which HTC had adopted. Cornwall Association of Local Clerks (CALC) had not been entirely happy with that version and worked with CC to produce this amended Code.

It was resolved to adopt to adopt the Cornwall Code of Conduct for City, Community, Parish and Town Councils 2021 (as per the CALC and Cornwall Council's model document 2012).

74 TO CONFIRM THAT THE COUNCIL MEETS CRITERIA FOR THE GENERAL POWER OF COMPETENCE AND RESOLVE TO RE-ADOPT

The Mayor explained that as the council now comprised of 2/3rds elected members it now,

once again, meets the criteria to adopt this power. He explained that the General Power of Competence (GPC) was introduced by the Localism Act 2011 and took effect in February 2012 which gives councils the power to do anything an individual can do provided it is not prohibited by other legislation. It applies to all principal councils (district, county and unitary councils etc). It also applies to eligible parish and town councils. It replaces the wellbeing powers in England that were provided under the Local Government Act 2000.

It was resolved to note the criteria was met and to re-adopt the General Power of Competence.

75 TO CONFIRM THE COMMITTEE STRUCTURE AND REPRESENTATIVES ON OUTSIDE BODIES

There was a lengthy discussion about this matter. Not all members had understood the process and it was recognized that the adopted scheme of delegation should have also been sent out with the agenda papers to explain the roles of committees and their structure. The Clerk briefly explained the composition and roles of each committee.

It was resolved to fill the vacant seats on the Resource, Amenities and Personnel Committees immediately so that these committees could function and one new Councillor Internal Auditors were appointed. See Appendix C for details.

It was further resolved that all other positions would be reviewed at the next meeting of the Full Council and, in the meantime, members should submit their preference to the Clerk's office so that a draft list could be presented at that meeting for final approval.

(8.52pm Councillor Emily Brown gave her apologies and left the meeting)

76 ACCOUNTS

- a) To approve the Income and Expenditure of the Council for August 2021 as listed on Appendix B

It was resolved to approve the Income and Expenditure of the Council for August 2021 as listed on Appendix B.

77 CLERK'S REPORT/CORRESPONDENCE/CONSULTATIONS/MEETINGS

- a) To consider the recent request for yellow lines, to determine whether they should be submitted to the Community Network Panel as potential Highway Scheme:
 - i) Churchtown Road, Phillack, between the Cricket Club and Riviere Towans

Following consideration of the details, members felt they would be in support of the request.

It was resolved to submit the proposal for yellow lines and associated signage to the Community Network Panel as potential Highway Scheme.

- b) To consider the request made by the Harbourmaster to use historic granite lintels along the edge of South Quay Harbour to provide some public protection along the route to Penpol bank.

A discussion regarding the safety aspects of the proposal followed an explanation to new

members that the World Heritage Site Office would not allow any boundaries along the Quay. It was generally agreed that the use of historic granite near the viaduct would be suitable as a compromise.

It was resolved to strongly support the Harbourmaster’s proposal to use historic granite lintels along the edge of South Quay Harbour to provide some public protection along the route to Penpol bank.

- c) To consider the response to Bude Stratton Town Council’s call for policy changes at government level and for Cornwall Council to declare a housing emergency

Members discussed their concerns that the word “Emergency” could have serious consequences, such as being required to provide additional housing in areas not allocated in the Masterplan.

It was unanimously resolved that HTC would:

- 1) Directly lobby government in support of the 5 points, amending point 1) as follows: To end the right to buy scheme *unless a substitute is provided*.
- 2) Write to Bude Stratton Town Council explaining that in principle HTC is in support of the 5 points but is reluctant to support the wording “Housing Emergency”
- 3) Write to CALC explaining that in principle HTC is in support of the 5 points but is reluctant to support the wording “Housing Emergency”
- d) Meetings

The Clerk discussed forthcoming meetings and confirm meeting arrangements by email the following day.

The Mayor asked members for their views on the venue of meetings during November, in view of Covid 19. He explained the layout and seating capacity of the HTC meeting room to new members and it was agreed to continue with full council meetings at Hayle Day Care Centre, following the Amenities Committee Meeting on 14 October, which had already been decided. All future Cttee meetings would be held in the Assembly Room at Hayle Community Centre.

The meeting closed at 9.25pm

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

Town Mayor

Date