



HAYLE TOWN COUNCIL

FULL COUNCIL MEETING

THURSDAY 6 JANUARY 2022

Minutes of the Full Council Meeting held at Hayle Day Care Centre on Thursday 6 January 2022 commencing at 7.15pm with a Public Participation Session.

PRESENT

Councillors

D. Anton, J. Bennett, S. Benney (Mayor), B. Capper, G. Coad, B. Gordon, J. Lawrenson-Reid, J. Martin, J. Pollard, AM. Rance (Deputy Mayor), D. Raymer.

Cornwall Councillors

P. Channon and L. Pascoe

Facilities and Contracts Manager P. Drew

Senior Support Officer

M. Costello

7.15PM PUBLIC PARTICIPATION SESSION

Victoria Dinham explained that since moving to Hayle 2 years ago, she had become increasingly concerned about sewage in the sea. She told members that she had read a report about this problem on Cornwall Live and had spoken to local people and surfers about this and had been told that it was a regular occurrence. Finally, she explained that she wanted to be able to swim safely in the sea and protect the local environment.

Councillors explained that this matter had been recently discussed at full council and that they had resolved to invite representatives from South West Water to attend a future meeting.

The Deputy Mayor told Victoria that this matter was due to be discussed at the next Community Network Panel meeting, and that she could view this by following the link on the town council website or social media platform.

Martin Maylam firstly wished the Mayor, Councillors and officers all the best for 2022. He explained that he hoped to seek resolution on the ongoing issues he had raised previously. So, he asked members if there was any conclusion on the parking issues at Clifton Terrace and the plans for the former Hawkin's site.

Members explained that the delay on work at Clifton Terrace was due to a legal challenge brought about by some residents having registered the land in question.

Regarding the former Hawkin's site, they informed Mr Maylam that the delay was due to a legal mix up brought about by a s106 in relation to change of use and parking. They explained that it has been agreed that this area will become a green public space to view the Estuary.

Sally Mawditt asked if there was any update on the provision of extra allotment space.

The Facilities and Contracts Manager explained that the council was in negotiation with the Diocese of Truro over the acquisition of the neighbouring plot of land and that it was anticipated that the council could offer additional plots at some point this year.

7.27PM MEETING COMMENCED

127 CHAIRMAN'S ANNOUNCEMENTS (For Information Only)

There were none.

128 TO RECEIVE APOLOGIES

Apologies were received from Councillors Brown and Johnson

129 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

There were none.

130 TO APPROVE THE MINUTES OF THE FULL COUNCIL MEETING 16 DECEMBER 2021

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

131 TO DISCUSS MATTERS WHICH WERE RAISED DURING PUBLIC PARTICIPATION 16 DECEMBER 2021

All matters were dealt with on the night.

132 REPORTS OF OTHER COMMITTEES FOR APPROVAL

- a) To receive the report from the Resource Committee meeting 9 December 2021

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

133 REPORTS FROM OTHER BODIES/WORKING PARTIES/EVENTS

Councillor Raymer updated members on the Skatepark project, which was in the process of forming a working committee chaired by Mike Shilton. He explained that although Hayle Youth Project had initially offered the use of their charitable number, this had since been rescinded as the group felt it perhaps wasn't appropriate. He further explained that once the group had formed a constitution it could apply for funding.

134 TO RECEIVE A PRESENTATION FROM SIMON CLARKE, OWNER AND DEVELOPER OF SOUTH QUAY REGARDING HIS CURRENT PLANNING APPLICATIONS AND THE s106 AGREEMENTS

The Mayor explained to members that he had invited Simon Clarke to explain the current situation to members.

Simon began by telling members that the proposals to amend the landmark building restaurant scheme were currently with the planning officer, Peter Bainbridge. He told members that he hoped for a holistic discussion on community benefit within the plans with the inference that this loss could be compensated. He explained that he did not accept that this restaurant was a community benefit, he stated it was simply not viable in the current climate and that planning regulations allow for such change of use. He anticipated that a pop-up restaurant may work in this location and would discuss this with the planning case officer.

He explained that the proposed footbridge would be adjacent to the amphitheatre and retained restaurant space in the development and this would link up Hayle as a valuable addition to the scheme. He told members that this bridge was due to be delivered under s106 obligations with a Bridge Order from the Department of Transport and that the final phase of development funding was in place, subject to planning permission for the amended scheme.

There was a debate between Councillors on the footbridge and its position with Simon Clarke stating that he would be happy to deliver the bridge now and if Sennybridge provide their proposed bridge in the future, then they would be welcome to take his down.

Councillors discussed the original permission, which they felt had only been passed due to the commercial mix and the restaurant located in the landmark building. The viability or lack of, for the restaurant was questioned, with Councillors stating that Lula's was proving that a restaurant was viable, so surely one on South Quay would be just as viable. They felt the restaurant would have created a vitality and focus for the town, providing essential, valuable, quality jobs for the people of Hayle. Further to this, they were concerned that the alternative housing in this iconic building, would be sold as second homes.

A discussion followed regarding the original plans which had included a cinema and that the developer was reneging on this aspect. There was some confusion as to whether this was still part of the wider development. Simon Clarke responded by explaining that this proposal was included in the scheme at East Quay but that it has been temporarily withdrawn.

Members were also concerned about the timescale of the delivery of affordable housing which the developer answered would be once 280 units over the whole scheme were sold, and that this would amount to 17%.

Simon suggested forming a working party consisting of himself, the planning officer and a group of Councillors to consider forming a fund created by the development which the local council could use to create events for the local community to compensate for the perceived loss of community benefit in the landmark building.

The Mayor asked if he would prepare something from this discussion for the Clerk to take forward.

135 STANDING AGENDA ITEMS

- a) Hayle Harbour Update
 - (i) To receive and note the report, if any

There was nothing to report.

Councillors were concerned that this was the second month that no update had been received by a representative of Hayle Harbour. They discussed that there had been misinformation in the local press and that sand is still being excavated from the Hilltop area, graded as yellow

sand in the quarry at the top end of North Quay and then removed by lorry. They were also concerned that generators are still in use after Shane James, the representative from Corinthian Development Team Head Office, had promised at the Full Council meeting of 7 October 2021 that their use would be discontinued in mid-November 2021 and the energy supply connected to National Grid.

It was resolved to urge the Harbour Company to send a representative to provide an update.

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

Cornwall Councillor Pascoe expressed concerns that a hedge had been removed and 2 pits dug behind Clifton Terrace which it is presumed allows for drainage from that site, he informed members that he had contacted Peter Bainbridge to arrange a meeting to discuss drainage in the area behind Clifton Terrace, which would hopefully take place the following week. He had not been able to find out any more about parking on the Terrace as the lead officer was on sick leave.

Cornwall Councillor Channon read out a report – *see appendix A* and updated members on the Langarth development at Truro which, following local support has outline planning approval.

He displayed an image on the projector of a brochure depicting original promises at South Quay, he explained that the proposed changes to the original permission still had to be considered by the Strategic Planning Committee following Hayle Town Council's (HTC) objection.

Finally, he explained that the Hayle Steering Group for the Hayle Growth Area has been established and is waiting for comprehensive input from Cornwall Council.

136 ACCOUNTS

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

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

137 CONSULTATIONS

- a) To consider Cornwall Council's Draft Housing Strategy [Let's Talk Homes | Let's Talk Cornwall](#)

Members agreed that this contains aims that everyone wants but questioned what is achievable. They supported the need to lobby central government asking for powers to restrict second homes and holiday lets and reiterated the fact that jobs are needed and affordable housing for local people.

It was resolved that HTC express it's disappointment and question the Draft Housing Strategy's effectiveness in dealing with the housing problem and that we fully support the proposals regarding second homes.

138 CLERK'S REPORT/CORRESPONDENCE/MEETINGS

- a) To note the confirmation from Cornwall Council on the Hayle & St Ives Year

2 CNP TRO

Members were unclear what was being confirmed.

It was resolved to seek clarification on the details.

- b) To consider the request from Gorsedh Kernow for Hayle to host the annual Gorsedh in 2022

Councillor Pollard explained that he was a proud Bard of Gorsedh Kernow and that Trevor Smitheram, President of the Old Cornwall Society which was celebrating its 100th year had the idea to coincide this with Hayle hosting the annual Gorsedth. He told members that this had been a great honour for Hayle last time it was held in the town in 1999, when Councillor Capper had been Mayor. He further explained that due to Covid-19, preparations were running late, but that the group would create a committee which hopefully would include the Mayor and or Deputy Mayor to would work with Hayle Town Council to create a series of events and presentations which will bring people to the town and there might be some underwriting costs which would be applied for via the Resource Committee in the usual way.

Councillor Capper told members that it had been a privilege to be involved previously and he had prepared a file of information for the Clerk.

It was resolved to strongly support the request from Gorsedh Kernow

- c) Meetings

The list of meetings was displayed on the projector and it was agreed to circulate the list by email the following day.

07/01/2022	10am	LIA shortlisting Personnel Cttee & Emma Bouffler and Matilda Costello/Lisa Gibb	Via Zoom
12/01/2022	7pm	Town Team Meeting	Via Zoom
13/01/2022	7.00pm	Library Relocation Working Group Meeting	Hayle Day Care Centre
13/01/2022	7.30pm	Amenities Committee Meeting	Hayle Day Care Centre
14/01/2022	tbc	LIA Interviews Personnel Cttee	Assembly Room, Hayle Community Centre
17/01/2022	1pm-2.30pm	Hayle Place Shaping Workshop Stakeholders and Mayor, Clerk.	Via Teams
20/01/2022	7.15pm	Full Council Meeting	Hayle Day Care Centre
27/01/2022	7.30pm	Resource Committee Meeting	Hayle Day Care Centre

The meeting closed at 8.51pm.

Approved by the council as a true record, at its meeting 20 January 2022.

Town Mayor

Date