



# HAYLE TOWN COUNCIL

**FULL COUNCIL MEETING**

**THURSDAY 3 MARCH 2022**

Minutes of the Full Council Meeting held at Hayle Day Care Centre on Thursday 3 March 2022 commencing at 7.15pm with a Public Participation Session.

## **PRESENT**

Councillors J. Bennett, B. Capper, V. Dinham, B. Gordon, S. Johnson, J. Lawrenson-Reid, J. Martin, J. Ninnes, J. Pollard, AM. Rance (Deputy Mayor) and D. Raymer.

Cornwall Councillors P. Channon and L. Pascoe

Town Clerk E. Giggall-Hollis  
Senior Support Officer M. Costello

## **7.15PM PUBLIC PARTICIPATION SESSION**

Martin Maylam introduced himself as a resident of Clifton Terrace and said that he had two issues to raise. Firstly, he asked has there been any change in the plans for Riviere Fields as since the New Year there has been continuous machinery noise and increasing amounts of spoil. He wanted to know how much longer this would continue as it is antisocial in a residential area asked for reassurance that building would only begin when the level of spoil is reduced. Secondly, Martin asked if there was any update on the parking situation at Clifton Terrace. He told members that during the recent storm he had to retrieve the bollards which had been placed along the road and had blown down.

Councillor Pollard reiterated the previous reply to Mr Maylam's question regarding Clifton Terrace. He told Martin that Cornwall Council's (CC) plan to deal with the parking had been delayed by the resident's legal objection.

The Developer of North Quay, Simon Wright, who also present, answered Mr Maylam and confirmed that the spoil will be returned to its level prior to the development of Riviere Fields. He explained that over the next 6 -12 months, the material will be used for the construction of roads and that the yard/office area will be moved, adding that there will be building works progressing in the area for the next 5-7 years.

Further questions were put to Simon Wright asking about the widening of the road up to Harveys Towans and the removal of Sea Buckthorn. He answered by explaining that the road had been widened to make access easier to the car park and would be returned to a single track road when the car park is moved and that area would be returned to dunes. He told members that he had been working with the Towans Ranger to remove the Sea Buckthorn and the process looked worse than expected.

Cornwall Councillor Lionel Pascoe told members that he had no further information on Clifton Terrace and it was agreed to add an item to the next agenda, asking CC for an update.

At this point, it was agreed that public participation should be extended.

Karin Howey introduced herself, explaining that she lived at Riverside Chalet on Harveys Towans and had been insulted to read in the minutes of the full council meeting 3 February that she was “squatting” in the chalet. She explained that John Buchanan had left her the property which he had owned for 50 years in his will. She told members that Coodes the solicitors, were withholding his ashes and this meant that she was unable to fulfill his wishes. She said that she had recently received an Eviction Notice with a court date of 9 March and that she already had legal costs of over £8,000 and that her many supporters had suggested she start a Go Fund Me page.

Councillors asked Karin why she thought the Developer wanted to remove her. She answered that the chalet was located next to the waterside development and had huge potential for building.

Simon Wright explained that Karin Howey has no right to the chalet as tenancy agreements end with the death of the tenant. He told members that he owns the title and had tried to negotiate with Karin but had let the situation go on too long.

Mary Sirrett explained that she wants to set up a Residents Group for Hayle and would welcome any help or advice. She said that it was a pivotal time for the community which needs to have a long term goal for the town to ensure that the developments taking place stick to their original promises of providing open spaces, a footbridge and allowing the fishermen to remain.

Councillors agreed and encouraged the idea, telling Mary that there is a National Network of Residents Associations who may be able to offer advice, and that the group would need to have a purpose and clear terms of reference, also suggesting that the Town Team would be a good avenue to explore.

## **7.52PM MEETING COMMENCED**

### **172 CHAIRMAN’S ANNOUNCEMENTS (For Information Only)**

The Deputy Mayor welcomed newly co-opted Councillor Jon Ninnes and joked that he might one day become Mayor (his wife was a previous Mayor of Hayle).

Councillor Rance then paid tribute to the people of Ukraine, who were holding up the torch of freedom and values.

Finally, she announced that the inaugural Farmers Market would take place on Saturday at the Passmore Edwards Centre to coincide with other events around the town to mark St Piran’s Day, such as buskers and theatre groups all organized by Welcome Back Hayle.

### **173 TO RECEIVE APOLOGIES**

Apologies were received from Councillors Anton, Benney, Brown and Coad.

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

There were none.

## **175 TO APPROVE THE MINUTES OF THE FULL COUNCIL MEETING 17 FEBRUARY 2022**

Councillor Bennett asked for a minor amendment to the wording of minute 169, referring to Agenda item 7 a) in which the periodic report produced by the Cornish Buildings Group was discussed.

**It was resolved** that the minutes of the full council meeting 17 February 2022, as amended, be taken as a true and accurate record and the Deputy Mayor signing each page before placing them in the record book.

## **176 TO DISCUSS MATTERS WHICH WERE RAISED DURING PUBLIC PARTICIPATION 17 FEBRUARY 2022**

- a) To consider the request made by the Residents Association of Pentowan Gardens for the Town Council to lobby government for the development to be sold to a registered social landlord. Ross Trewhella to attend and provide additional information and/or answer questions.

Ross Trewhella asked members if they had found the additional summary of information helpful. He said that he had nothing further to add but had some suggestions for possible outcomes of this meeting which he said were:

- 1) The landlord will choose to sell the freehold of Pentowan Gardens to a registered social landlord.
- 2) Cornwall Council (CC) will enforce a compulsory purchase order.
- 3) Government brings in legislation to change the law so that offshore private landlords would be compelled to sell to registered social landlords.

Ross explained the situation for the benefit of those who may not have been present at the previous meeting. He said that the development could no longer be classed as affordable, and that residents needed support as they could neither sell or change their mortgages, due to stricter lending criteria since the housing crash just after the development was built in 2007. He explained that all residents of the scheme own their houses by paying for a 60% share of the lease, they pay an amount of £1500 per annum to the landlord, which is a legally binding condition and covers the remaining 40% of the value over the term.

Ross said that CC could choose to enforce a Compulsory Purchase Order but so far have not done so. He said that this is a lengthy process and the freeholder could appeal. Homeowners are currently lobbying the landlord to either become a Registered Social Landlord or sell to one. George Eustice MP has written to Michael Gove, Secretary of State for Levelling Up, Housing and Communities asking him to look at a mechanism to compel landlords such as the freeholder of Pentowan Gardens to sell to a Registered Social Landlord.

**It was resolved** to write to George Eustice MP to express the town council's support for the residents of Pentowan Gardens, copying in CC and Michael Gove, Secretary of State for Levelling Up, Housing and Communities.

- b) To consider the request made by Mel Sheridan for Hayle Town Council to lobby

the appropriate governing body for action to solve the issue of unadopted ghost pipework in the Penpol area. Mel Sheridan to attend and provide additional information and/or answer questions.

Mel Sheridan thanked members for inviting her back and explained how much she had appreciated the visit made by CC Councillor Channon and Councillor Gordon. She explained that she wanted Hayle Town Council (HTC) to put pressure on George Eustice MP to support her and the residents of Hayle.

Some photographs of the damage caused to Mel's property were displayed on the projector.

Mel said that she feels CC is negligent as she has paperwork to prove they own the culvert which runs alongside her house, therefore, they should know which pipework leads into it. She added that South West Water (SWW) had offered to clear some of her debt arising from these issues and also that Loss Adjusters had apparently been told to shut the case down by SWW and CC.

CC Councillor Channon explained that he had been upset by hearing Mel's predicament and had visited her, with Councillor Gordon to let her know that someone was taking an interest in this complex issue with SWW and CC going back many years. They explained that they are trying to get the CC flood report from 2019 and the Clerk said that she would also speak with Vanessa Luckwell, Community Link Officer on this matter.

**It was resolved** to note the concern that there is a problem in this area, and to invite South West Water and George Eustice MP to discuss the matter at a forthcoming full council meeting.

**It was further resolved** to support Cornwall Councillor Channon and Councillor Gordon in their investigations and ask that they report back with their findings.

#### **177 REPORTS OF OTHER COMMITTEES FOR APPROVAL**

- a) To receive the report from the Resource Committee Meeting 27 January 2022

**It was resolved** to receive the report from the Resource Committee meeting 27 January 2022 so that actions could be carried out.

- b) To receive the report from the Amenities Committee Meeting 10 February 2022

**It was resolved** to receive the report from the Amenities Committee meeting 10 February 2022 so that actions could be carried out.

#### **178 REPORTS FROM OTHER BODIES/WORKING PARTIES/EVENTS**

Councillor Johnson explained that she had attended a meeting of the Cornwall Area of Outstanding Natural Beauty (AONB) on behalf of the Cornwall Association of Local Councils (CALC) where Simon Browning of the Westcountry Rivers Trust had shown a 6-minute film made by the Bude Climate Group. She suggested inviting him to come and give this presentation at a future meeting and to also invite Lisa Goodall of the Environment Agency who had offered to give more information on the water quality around Hayle.

The Deputy Mayor reported that through the Town Team, Hayle was starting to buzz with community spirit, starting with the Repair Café and the inaugural Farmers Market

happening this Saturday. The Clerk agreed and told members that the monthly Town Team meeting was attracting low numbers of attendees, despite direct email invites being sent out but there had been some interesting presentations. She said that it feels like Hayle is on the cusp of something and that hopefully the momentum can be kept going with more ideas created by the new Projects and Events Officer once selected.

Councillor Lawrenson-Reid reported on the West Cornwall Healthwatch (WCHW) response to the Governments Bill to make provision about health and social care, in which major, detrimental changes will be implemented. She told members that the article can be read on the WCHW website.

The Deputy Mayor announced that due to the already lengthy duration of the meeting, the next item to be considered would be changed to agenda item 9 a) to accommodate the Developer Simon Wright who was in attendance.

## **179 STANDING AGENDA ITEMS**

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

Simon Wright informed members that the development was progressing at pace despite the recent storms. He was pleased to announce that the last generator had been turned off that day and that currently there were approximately 140 people working on the site, 90% of which were local. He said that the sales office on site was open, and staff were available to answer any questions.

Members had several questions to ask, as follows:

- What is the current situation regarding Dredging and Sluicing.

*Its difficult to know what to do for the best. The Fishermen want a deep channel to access their fishing grounds, we want to keep the balance of the channel without too much destruction and hope to buy a machine to sluice direct to the Dunes. The reason for sluicing is to keep sand out of the Harbour. We are currently mapping on a weekly basis to get the safest data for dredging and sluicing.*

- Is the World Heritage Site Levy audited? Councillor Bennett questioned whether this fund was going into the Harbour.

*Yes, it is kept separate with each property paying a fee.*

- Sand removal from Hilltop, could this have been used for sand dune restoration.

*Hilltop will be developed and replaced with a sand dune environment which will have a 25% increase in natural habitat. There is no benefit in selling sand due to the costs involved.*

- What is your long term vision for Harveys Chalets?

*I would like it on record that we intend to leave them as they are as much as possible with no intentions to change the outlook, replacing like with like where necessary.*

- Are the Fishermen safe?

*In my opinion you cannot have a harbour without them. They are 100% integral*

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

CC Councillor Pascoe said that he did not have much to report other than his involvement with Pentowan Gardens.

CC Councillor Channon had prepared a report which was displayed on the projector.

He said that he felt CC had operated with good effect during the recent storms and that the new budget had been confirmed.

Members congratulated the Times and Echo for its report following the previous meetings discussion about the decision made by the Western Planning Committee (WPC) to approve planning application [PA20/11368](#).

A discussion followed about the terminology of what is commonly known as Loggan's Moor Roundabout, members agreed that the correct name is Carwin Rise Roundabout as it is located leading to Carwin Rise. They briefly discussed the outcome of the WPC meeting again and agreed that although plans had been paused, the roundabout still needed improvement.

**180 TO CONSIDER WITHDRAWING SUPPORT FOR THE HAYLE GROWTH AREA IN VIEW OF CORNWALL COUNCIL NOT RECOGNISING THE NEED FOR THE APPROPRIATE INFRASTRUCTURE PRIOR TO DEVELOPMENT, AS DISCUSSED AT THE FULL COUNCIL MEETING OF 17 FEBRUARY 2022**

The Deputy Mayor told members that although absent this evening, the Mayor strongly supports this action.

Members agreed that the proposed roundabout improvements would not have facilitated the housing development. They said clarity and assurance is needed and a junction at Tolroy is vital.

Councillor Bennett reminded members that during development of the Hayle Neighbourhood Plan, a masterplan showing the flow of traffic had been prepared.

**It was resolved** that this council withdraw support for the Hayle Growth Area Plan until such time as Hayle Town Council approves a schedule for delivering the infrastructure

**181 ACCOUNTS AND FINANCIAL MATTERS**

- a) To approve the Income and Expenditure of the Council for January 2022 as listed on Appendix B

**It was resolved** to approve the Income and Expenditure of the Council for January 2022 as listed on Appendix B.

Following advice from CALC, the Deputy Mayor asked members to consider moving next agenda item 10 b) to the end of the meeting due to its confidential nature.

## 182 CLERK'S REPORT/CORRESPONDENCE/MEETINGS

- a) To consider the request from Mevagissey Parish Council to support their Housing Manifesto and, in turn, to lobby Cornwall Council and the Government

**It was resolved** to support Mevagissey Parish Council in their Housing Manifesto and write letters of support to CC and the Government.

- b) Meetings

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

04/03/2022	9.45am	Interviews for the Projects and Events Officer	Assembly Room, Hayle Community Centre
05/03/2022	10.00am	Launch of the Farmer's Market And various performances, acts and face painting, see: <a href="#">WELCOME BACK HAYLE   Hayle Town Council</a> Welcome Back Hayle – <a href="https://www.facebook.com/groups/547835696266164">https://www.facebook.com/groups/547835696266164</a> @welcome_back_hayle – <a href="https://www.instagram.com/welcome_back_hayle">https://www.instagram.com/welcome_back_hayle</a>  (all Welcome Back Fund)	PEI Throughout the town
06/03/2022	7.30pm	Behind the Postcard (Welcome Back Fund) Live performance and new films created as response to Cornwall's role in hosting the G7 summit. What is its legacy? We're inviting everyone to join us for an evening of live performance, film, and debate, developed by creative partners Hall for Cornwall, Creative Kernow, Wildworks and Screen Cornwall.	Phillack Church Hall
07/03/2022	2.30m	Town App Meeting (Welcome Back Fund)	Teams
10/03/2022	11.30am	CALC meeting	Teams
10/03/22	7.30pm	Amenities Committee Meeting <b>POSTPONED</b>	Hayle Day Care Centre

16/03/2021	3.00pm	Hayle Growth Area Project To be confirmed	Teams
17/03/22	7.15pm	Full Council Meeting	Hayle Day Care Centre
04/04/2022	7.00pm	Hayle & St Ives Community Network Panel Meeting	Teams
06/04/2022	7.00pm	Town Team Meeting	Via Zoom
07/04/2022	7.15pm	Full Council Meeting	Hayle Day Care Centre

**183 TO RESOLVE TO EXCLUDE MEMBERS OF THE PRESS AND PUBLIC FOR THE FOLLOWING ITEM, AS PUBLICITY WOULD PREJUDICE THE PUBLIC INTEREST BY REASON OF THE CONFIDENTIAL NATURE OF THE BUSINESS TO BE TRANSACTED (IF NECESSARY)**

**(PUBLIC BODIES [ADMISSION TO MEETINGS] ACT 1960)**

**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. **(PUBLIC BODIES [ADMISSION TO MEETINGS] ACT 1960)**

**184 ACCOUNTS AND FINANCIAL MATTERS**

- b) To approve expenditure relating to the Judicial Review relating to Cornwall Council's approval of PA20/11368, as discussed at the Full Council meeting of 17 February 2022, and agree limits and the budget head

**It was resolved** to approve a sum of money, from general reserves, for the purposes of progressing a Judicial Review.

A detailed, confidential minute is available separately.

**185 TO RE-ADMIT THE PRESS AND PUBLIC**

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

The meeting closed at 10.06pm

Approved by the council as a true record, at its meeting 17 March 2022.

**Town Mayor .....**

**Date .....**

