



HAYLE TOWN COUNCIL

FULL COUNCIL MEETING

THURSDAY 2 MARCH 2023

Minutes of the Full Council Meeting held at Hayle Community Centre on Thursday 2 March 2023 commencing at 7.15pm with a Public Participation Session.

PRESENT

Councillors S. Benney, B. Capper, T. Carey, V. Dinham, J. Lawrenson-Reid,
J. Martin, B. Gordon, J. Nannes, AM Rance (Mayor) and V. Tan

Cornwall Councillors P. Channon and L. Pascoe

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

7.15PM PUBLIC PARTICIPATION SESSION

There were no members of the public present who wished to speak.

7.30PM MEETING COMMENCED

230 CHAIRMAN'S ANNOUNCEMENTS (For Information Only)

There were none.

231 TO RECEIVE APOLOGIES

Apologies were received from Councillors Brown and Raymer, and from the Projects and Events Officer, Julie Baldwin.

232 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

There were none.

233 TO APPROVE THE MINUTES OF THE FULL COUNCIL MEETING 16 FEBRUARY 2023

It was resolved that the minutes of the Full Council meeting 16 February 2023 be taken as a true and accurate record with the Mayor signing each page before placing them in the record book.

234 TO DISCUSS MATTERS WHICH WERE RAISED DURING PUBLIC PARTICIPATION

There had not been any members of the public present.

**235 GUEST SPEAKER: SIMON CLARKE, DIRECTOR OF ARKE PROPERTY,
REGARDING THE CARNSEW ROAD PLANNING APPLICATION**

Simon Clarke thanked members for allowing him to speak. He explained that he was hoping to resubmit the following application rather than go to appeal: PA22/03575 Construction of 4 dwellings and associated infrastructure on land Between Carnsew Court and Carnsew Meadow, Carnsew Road, Hayle.

He explained that this application was withdrawn following the objections and he asked members to consider whether they might support the application if it included a contribution to Hayle and its people. For example, repair to the Plantation Wall or other public works. He added that he would like to resubmit the same application.

The Clerk asked for clarification on whether there were any material amendments, adding that the council should only revisit the application if there is no new information. She read out the objection which Hayle Town Council (HTC) had raised when the application had been considered in May 2022, as follows:

The proposed works will cause considerable harm to the Hillfort, (a scheduled ancient monument), as it blocks the last remaining view from the Hillfort out through the estuary to the St. Ives Bay. The proposed works are not appropriate to meet the requirements of the NPPF (2021) sections 194, 199 and 200, policy 24 of the Cornwall Local Plan and policy HB1 of the Hayle Neighborhood Plan. This council also supports the Highways Officer's comments regarding the access arrangements.

During the discussion, Members told Simon that the council's objection had been on heritage grounds and therefore, contributions, if any, should be for repairs to sites within the vicinity of the site at Carnsew Road, at the heritage site opposite.

Several Councillors agreed that this offer appeared to be an attempt to bribe/blackmail the council to support the application. They made it clear that the application has been considered by HTC and refused, and they felt that they are now being asked to change their decision.

Simon Clarke told members that he was a big stakeholder in the town and he would rather spend his money on the town than tweaking the design and/or going to appeal, which he felt confident he would win.

The discussion ended with members informing Simon that should he amend his design they would be happy to reconsider.

236 GUEST SPEAKER: SHAUN STAPLETON OF CARBON NEUTRAL HOMES LTD, REGARDING THE DEVELOPMENT OF LAND AT NETHERLEIGH, ADJACENT TO PENPOL SCHOOL (PRE-APP DISCUSSION)

Shaun Stapleton, of Carbon Neutral Homes and Sean McNeill, of Lowen Energy told members that they had recently met with the Mayor and one other councillor to have an initial discussion around this opportunity and asked to speak at this meeting to have an open discussion.

A presentation was displayed on the projector (*See attached Appendix C*) and Shaun explained that the company had been running for just over 12 months. He told members that they were currently working with Coastline Housing to deliver 160 units across Cornwall, with plans for the first scheme at Connor Downs in the process of being finalized.

Shaun explained that Carbon Neutral Homes had 3 schemes that they hoped to deliver at Sennen, St Ives and Newquay.

He told members that the company has commissioned a landscape feasibility study, based on the previously refused planning application: PA14 09315 for the proposed site adjacent to Penpol School which was dismissed at appeal on the grounds of substantial harm to the World Heritage Site.

He also explained that the development would be completely green, consisting of 50 net zero homes on a Hydrogen Microgrid, and the potential additional benefits of the site would be:

- Land gifted for the proposed School extension.
- The company could build the School extension at cost, as part of the overall development.
- Provision of a dedicated drop off/collection point for the school.
- Provision of traffic calming i.e. a tabletop crossing at the entrance to the site.
- Provision of parking spaces to alleviate congestion on Penpol Terrace.
- Land made available for Allotments.
- Green space/wildlife corridor.
- Free heating/hot water for the school from the Hydrogen Plant.
- Provision of 30% affordable homes potentially up to 50% if in conjunction with Coastline Housing.

Sean McNeill informed Councillors that using the Micro Grid Energy Infrastructure, no aspect of the development would be linked to the National Grid. He told members that this would be a benchmark project, creating the first Hydrogrid within Hayle, explaining that the hydrogen would be harvested from the solar farm, offshore at Penzance using a Hydrogen Hub scheme in conjunction with the local MP and Councillors.

Members raised several questions, as follows:

- Where do you dump excess energy when the batteries are full?

The Fuel Cell will turn off when capacity is reached.

- What if the demand from the houses grows?

The fuel cells are modular and additional cells can be stacked on. The houses will also have solar power on a 50/50 split.

- The cutting edge technology seems very experimental.

The UK is 10 years behind many countries in Europe such as Norway.

Overall, members were impressed with the project but raised concern over the choice of site and infrastructure. They felt that the access to the site off St George's Road was at its narrowest point and already very congested.

The Clerk reminded members that the site is not an earmarked area for development, and asked the Mayor whether any approved development would be subject to s106/CiL money.

The Mayor clarified that s106's only apply if the land is subject to compulsory purchase through the Masterplan, and as such this is a material planning consideration which she cannot personally support.

Shaun explained that there are no other suitable, potential sites, and that the landowner would be willing to undertake a legal undertaking that no further land would be developed.

Finally, Shaun asked members to consider if they would like to see Hayle lead the way with the first working carbon neutral development. He told them that a full land visual impact assessment would be carried out and he would be happy to bring this back to council for discussion.

237 REPORTS OF OTHER COMMITTEES FOR APPROVAL

- a) To receive the report from the Resource Committee 26 January 2023

It was resolved to receive the report from the Resource Committee meeting 26 January 2023 so that actions could be carried out.

- b) To receive the report from the Amenities Committee 9 February 2023

It was resolved to receive the report from the Amenities Committee meeting 9 February 2023 so that actions could be carried out.

238 REPORTS FROM OTHER BODIES/WORKING PARTIES/EVENTS

- a) To receive a report from the Projects and Events Officer

The report had been circulated prior to the meeting and was displayed on the projector. (*See attached Appendix A*) It included information and updates on:

- The positive feedback from attendees at events during Hayle Business Week.
- Hayle Community Action Group: Next meeting is 8th March in the annexe at Hayle Day Care Centre (7pm)
- Network Rail Street Art Project in which students from Hayle Academy, Bodriggy Academy and Penpol School worked for three days with two artists at the Tate to draw up some plans for a piece of street art at Hayle Station. The art will be based around local landmarks. The project involves Network Rail, Transport Police, the three schools, Tate and Hayle Town Council.

The report from the Projects and Events Officer was NOTED with thanks.

239 STANDING AGENDA ITEMS

- a) Hayle Harbour
(i) To receive and note the reports relating to any aspect of the Harbour Operation and Management and/or Development, if any

A report received from the Harbour Master had been circulated prior to the meeting and was displayed on the projector, it included apologies from his office and that of the Owner Developer and Representatives of the North Quay site.

The report received from the Harbour Master was NOTED.

- (ii) To consider any action arising from the above, if any

It was resolved to ask the Harbour office for i) a timeline on the resolution of the cracks at South Quay. ii) to request the sand analysis report is chased up. iii) ask for a timeline for the repair to Cocklebank. iv) ask for an update on the Granite Lintels which were to be installed for safety around the Harbour.

- b) Cornwall Council Update

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

A report from CC Councillor Channon had been circulated prior to the meeting and was displayed on the projector with images (*See attached Appendix D*). It included information and updates on:

- Cornwall Council 2023 Budget.
- The Geothermal Power Station at Manhay passed at the Strategic Planning Committee.
- Community Network Panel system finalised. Hayle will join with Camborne, Redruth, Illogan and surrounding mining villages plus Gwinear-Gwithian Parish Council.
- Celtic Sea Power have agreed to give an offshore wind farm brief direct to HTC.
- Harvey's Foundry Trust have acquired another large part of the Foundry site from CC. (the Barn)
- Progress with path repairs and protection scheme at Carnsew Pool.
- Graffiti

A discussion ensued regarding graffiti in the town. CC Councillor Channon had suggested holding a public meeting to discuss the problem in the town and the Clerk said that she was happy to support his suggestion and would assist him in arranging.

- c) To receive an update from Tri-Service Officer, Adrian Hart, on local issues

The Tri-Service Officer, Adrian Hart was not present, and a report had not been received.

(CC Councillor Pascoe left the meeting at 9.04pm)

240 ACCOUNTS AND FINANCIAL MATTERS

- a) To approve the Income and Expenditure of the Council for January 2023 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.

241 TO FORMALLY NOTE THE FINAL JUDGEMENT OF THE JUDICIAL REVIEW IN RELATION TO PA20/11368 Case number: CO/2304/2022

The Final Judgement of the Judicial Review in relation to PA20/11368 was NOTED.

242 TO SELECT A DEPUTY MAYOR FOR THE INTERIM PERIOD LEADING UP TO ANNUAL COUNCIL IN MAY

The Clerk told members that she had not received any formal nomination forms but as the selection was for an interim period. she could accept nominations from the table.

Councillor Lawrenson-Reid announced that she would be happy to stand as Deputy Mayor for the interim period.

It was resolved that Councillor June Lawrenson-Reid would stand as Deputy Mayor leading up to the Annual Council Meeting in May and she accepted the Chain of Office.

243 TO RECEIVE AND APPROVE THE FINANCIAL AND BUSINESS (CORPORATE) RISK MANAGEMENT SCHEDULE

The Clerk informed members that she had slightly amended the Financial and Business (Corporate) Risk Management Schedule to recognize that there were no longer restrictions due to COVID. She explained that she had run the draft by senior members of staff.

It was resolved to approve the Financial And Business (Corporate) Risk Management Schedule.

244 CLERK'S REPORT/CORRESPONDENCE/MEETINGS/INCIDENTALS

- a) To consider the request made by Hedgehogs R Us Highway Project for all Councils, Parishes, Towns and Wards to purchase a box of hedgehog highway surrounds and make them available for their residents

The Clerk explained that the cost of the Hedgehog Highway surround was £150.00, and she had discussed financing it's purchase with the Finance Officer.

Members were delighted to support this initiative.

It was resolved to purchase a box of Hedgehog Highway surrounds using the underspend in the Open Space Budget.

- b) To consider what Hayle Town Council may do to mark the Coronation, if anything and to agree next steps, if appropriate

The Clerk and the Mayor asked members for ideas on how and if they would like the council to mark the Coronation. The Mayor explained that she had had tentative discussions with the Projects and Events Officer previously and she hoped to potentially hold a record-breaking Cornish Cream Tea Party or Street Party on Sunday 7 May along the King George V Memorial Walk (KGCMW) to fundraise for her nominated charity, St Julia's Hospice.

Members were in full support of this event and suggested that local businesses are approached for sponsorship sooner rather than later. They also recognized that it would require a lot of work and a vast number of volunteers to pull this off in such a short time frame.

CC Councillor Channon explained that St Julia's Hospice could apply for funding from his Community Chest Fund, as a group involved with the event.

The Clerk explained she would explore the idea further and ask the Projects and Events Officer to raise this at the next Hayle Community Action Group (HCAG).

- c) To approve and sign the Deed of Dedication regarding land at the Recreation Ground for the new tabletop crossing

It was resolved to approve the Deed of Dedication regarding land at the Recreation Ground for the new tabletop crossing. The Clerk signed the document, witnessed by the Mayor, and the document was sealed.

- d) To consider the correspondence from the Tamar Toll Action Group, seeking to gain support for their campaign to abolish the tolls on the Tamar Bridge and Ferry

It was resolved to support the Tamar Toll Action Group.

- e) Meetings

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

Meetings and Events Schedule March 2023

02/03/23	7.15pm	Full Council Meeting	The Assembly Room, Hayle Community Centre
08/03/23	7pm	Hayle Community Action Group (Town Team)	Hayle Day Care Centre (Annexe)
09/03/23	7.30pm	Amenities Committee Meeting	Hayle Community Centre
16/03/23	11.30am	CALC meeting	St Austell Town Council
16/03/23	7.15pm	Full Council Meeting	Hayle Community Centre
20/03/23	1.00pm	Discover Hayle Update Meeting	Teams
22/03/23	3.30pm – 5pm	CC Local Council Planning Training Climate Emergency DPD Policies and Planning Process	Teams
27/03/23	2.00pm	WCCCTV meeting	Teams
06/04/23	7.15pm	Full Council Meeting	Hayle Community Centre

- f) Incidentals

It was agreed to circulate the list of Incidentals by email the following day.

The meeting closed at 9.38pm

Town Mayor

Date