



HAYLE TOWN COUNCIL

FULL COUNCIL MEETING

THURSDAY 5 DECEMBER 2024

Minutes of the Full Council Meeting held at Hayle Community Centre on Thursday 5 November 2024 commencing at 7.15pm with a Public Participation Session.

PRESENT

Councillors

E. Brown, B. Capper, T. Carey, P. Channon, A. Groves, J. Lawrenson-Reid (Mayor), J. Martin (Deputy Mayor), D. Raymer, S Rees, T. Smitheram and V. Tan

ALSO PRESENT

E. Giggal-Hollis, Town Clerk, J. Baldwin, Projects and Events Officer and Cornwall Councillor L. Pascoe

7.15PM MEETING COMMENCED

97 CHAIRMAN'S ANNOUNCEMENTS (For Information Only)

The Mayor opened the meeting and welcomed Councillor Sarah Rees to her first meeting of the Full Council.

The Mayor briefly mentioned a few of the events that she had recently attended which included the switching on of the Christmas Lights at St Julia's Hospice and the Lantern Parade, both of which were supported by Bodriggy School choir. She also was pleased to have attended A Band of Brothers event at St John's Hall, which she found particularly poignant.

She then reminded members of forthcoming events which include the Urban Green Shoots at Ellis Park on Monday 9 December and the South West Water Roadshow at the Passmore Edwards Institute on Wednesday 11 December from 12noon.

The Mayor also took the opportunity to remind Councillors of the importance of Standing Orders, their behaviour around the table, the need for brevity and not repeating points and to avoid being pre-determined.

98 TO RECEIVE APOLOGIES

Apologies were received from Councillors Burrows and Nannes.

99 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

There were none.

100 PUBLIC PARTICIPATION (lasting up to 15 minutes in total)

None of the persons present wished to speak.

101 TO APPROVE THE MINUTES OF THE EXTRAORDINARY MEETING 21

NOVEMBER 2024 AND THE FULL COUNCIL MEETING 21 NOVEMBER 2024

It was resolved to defer the approval of the Extraordinary meeting of 21 November 24.

It was resolved that the minutes of the Full Council meeting on 21 November 2024 be taken as true and accurate record with the Mayor signing each page before placing them in the record book.

102 REPORTS OF OTHER COMMITTEES FOR APPROVAL

- a) To receive a report from the Amenities Committee Meeting 14 November 2024

It was resolved to receive the minutes of the Amenities Committee meeting of 14 November 2024, so that actions could be carried out.

- b) To receive a report from the Resource Committee Meeting 28 November 2024

It was resolved to receive the minutes of the Resource Committee meeting of 28 November 2024, so that actions could be carried out.

103 REPORTS FROM OTHER BODIES/WORKING PARTIES/EVENTS

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

The Projects and Events officer was thrilled to announce that Hayle Town Council had been awarded £100,000 CIL funding for the Community Garden situated on Hayle Terrace (the former Hawkin's Motors site) and Clerk confirmed, that today, the Council had received the positive news that planning permission had been granted for the proposed improvement works to the St Elwyn's Mess which is situated adjacent. It was further explained that work would commence almost immediately, and it was hoped that much of the work would be completed by the summer season and before the South West in Bloom judging.

The report had been circulated by email prior to the meeting (*see attached Appendix A*) and it included updates on the Hayle Community Action Group, the recent Travel and Transport and LCWIP Workshops, the Hayle Flood Forum, the progress of the Community and Civic Hub project, the Urban Green Shoots project and a summary of previous and upcoming events, including theatre production and Hayle Business Week.

It was resolved to note the Projects and Events Officer's report and to thank her for all her hard work.

- b) To receive a report from the Library Manager

The report had been circulated by email prior to the meeting (*see attached Appendix B*) and it included updates on the local schools' library visits, the workshops and classes, including skate sessions, self-defense, pottery and wreath making, that have been delivered in partnership with the Day Care Centre via the Community Hub program and the National Energy Action drop in day, to help address fuel poverty and give people the opportunity to learn cost saving measures and tips for energy efficiency.

It was resolved to note the Library Manager's report and to thank the Library Team for all their proactive work.

104 GUEST SPEAKER: SIMON CLARKE OF ARKE PROPERTY, TO PRESENT AN UPDATE ON THE SOUTH QUAY DEVELOPMENT SCHEME

Simon Clarke introduced himself, acknowledging that there were members of the council who he had not previously met. He explained that he was keen to bring forward the development of South Quay and his proposal for 33 houses/apartments and 6 retail/restaurants. However, he explained, progress was 'blighted' by the hole in the South Quay harbour wall, which is the responsibility of Hayle Harbour Limited or the developers of North Quay. As he understood it, the problem is not being addressed by the Administrators, Moorfields, and the bank will not or cannot fund the repair.

He explained that there were several possible solutions which included Cornwall Council serving notice on the owners, forcing them to repair the listed structure or indeed Cornwall Council completing the remedial work and back charging or potentially suing the owners. Mr Clarke went on to suggest that the most expedient solution would be to tackle it by way of the North Quay Development Reserved Matters Application, relating to Hilltop, East Quay, and Eastern Gateway, which is due to come before Hayle Town Council on 19 December 2024. He went on to explain that Cornwall Council could be asked to put an obligation on or attach a condition to any approval or permission to complete the repair prior and he urged Hayle Town Council to support his representation to force the repair. He confirmed that he was in discussion with planning officers and they were supportive of his proposed solution. Mr Clarke stressed that it would not just be good for the harbour but also good for the preservation and regeneration of the town and added that he genuinely wants to see the North Quay application approved and the development completed but before any more resident move in the harbour needs to be restored.

The Mayor opened the discussion to questions from members. Simon Clarke provided the following answers:

- Yes, the weight of any development on South Quay could put pressure and cause further collapse of the wall. However, the South Quay development will be built on bedrock and potentially piled and cantilevered at the end to ensure stability. He explained that he cannot take that risk that his development could be 'nuisance.'
- His or any development would be vulnerable until such time that the harbour is sustainable and self-supporting, and the administrators need to undertake the urgent repairs to get to that point.
- The breach in the wall is most definitely not in his responsibility, it is too far from his land. He sees that he has 2 options, either to sit and wait or put pressure on the administrators.
- Cornwall Council could serve notice on the administrators via the Listed Building Act and serving a Listed Building Enforcement Notice or the alternative is through the Planning Act and placing a planning obligation on any approval, most likely a S106 planning agreement.
- Since contributing to the reinstatement of the sluice-gates in 2011, as one of conditions attached to the Asda approval, he has no further involvement with the operation of the harbour.
- Hayle Harbour Authority would complete a Shoreline Management Plan.
- The South Quay development will conduct detailed ground investigation surveys, and these will be conducted next year, subject to obtaining planning permission, the plan is to drill down to bedrock, this development will not cause further problems to the

harbour wall.

It was proposed to support Simon Clarke's request. The Clerk advised that the agenda heading did not support such a decision being taken, adding that she had tried to obtain further information from the developer regarding what he hoped to achieve in the meeting but that was not forthcoming and consequently the agenda item was left as an update only item. Members accepted this.

After a brief discussion, **it was resolved** to add the proposal to the next meeting for consideration, prior to the consideration of planning applications.

105 STANDING AGENDA ITEMS (NB representatives of the relevant organisations may be in attendance to present their report and receive questions)

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

Cornwall Councillor Pascoe referred to the meeting that he and several representatives of Hayle Town Council attended in the previous week with the North Quay Development team. He said it was interesting discussion and presentation and it good to be involved and kept updated.

He also reported on a meeting he had attended with Cornwall Councillors Channon and Taylor and officers of Cornwall Council's Transport and Highways teams with Highways England to discuss the traffic congestion issues that Hayle is experiencing and the need for A30 improvement works, particularly in the summer season. He said that the statistics and recordings that Cornwall Council and Highways England has on record for traffic movement in this area do not reflect what is actually going on and the local Members' experiences. He explained that meeting did progress more positively, and it was agreed that further monitoring would be undertaken with the recording devices potentially being in more telling locations.

Councillor Pascoe also reported that he attended the most recent Community Area Partnership Police Liaison meeting and was disappointed by the low turn out of attendees. Inspector Dee Evans had been in attendance, and she had reiterated the information that she had shared at the last meeting of the Town Council.

Cornwall Councillor Channon's report had been circulated by email prior to the meeting (*see attached Appendix C*) and it included updates, which he elaborated on:

- Cornwall Council Spaceport
- The vote of no confidence in the Cornwall Council Leader, which was lost
- The A30 meeting, that Cllr Pascoe also referred to above
- Highways tour of Hayle to inspect road with Andy Hosken of Highways
- Valued Seas Meeting – Hayle not currently included
- R J Supplies site and CCTV cameras being installed
- The number of solar farm planning applications that are being submitted to Cornwall Council
- The success of The Hayle Remembrance commemorations, he congratulated the Town Council staff involved with the organization.
- South Quay harbour wall – slow progress
- Christmas events and light switch on etc

It was resolved to note both reports, with thanks.

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

The Harbour Master's report had been circulated by email prior to the meeting, *see attached Appendix D*.

It was resolved to note the Harbour Master's report.

Jamie Masters presented an update on the development of North Quay. He began by confirming that Block Y1 was progressing well with internal works and electric meters being installed with lifts due to be installed imminently; the block being on target for completion by early 2025. The planned tarmacking work behind Y1 had been postponed to accommodate the crane removal, so that a full road closure is not required. He went on to explain that Storm Bert had meant that the tower cranes had not been removed as had been anticipated but the removal has now been rescheduled for 15- 18 December.

Mr Masters explained that the reserved matters application for the Hilltop and Eastern Gate access had been submitted to Cornwall Council and he was positive that it had addressed all the concerns that had previously been raised by ICOMOS. He added that the old site offices near the Cricket Club had been removed and recycled, and the land cleared in readiness.

He confirmed that the lighting along the harbour wall had been reinstated and further work would be carried out on the lighting poles. He added that they were continuing to support local businesses, and three new ones were moving on to the site: All Things Automotive, Rocket Yachts and PWC Training. A new temporary leisure and sports hub was being created for local clubs and activity businesses for 2025.

Jamie Masters explained that the site was still dealing with a lot of fly tipping, but they were looking to implement a new litter strategy and hope to further engage with the local community and host more litter picks.

A member questioned why sand was being moved from the dunes and what is it being used for? Mr Masters confirmed that no sand was being removed from the dunes but sand from other areas was being used as a base at the new yard.

He was also questioned about the continued dredging beyond the 31 August date and why so much was being taken away, when surely the channel was now clear. The Mayor advised that the EA were monitoring. He was also quizzed about who was monitoring and logging on to the amount of sand. Jamie had to explain that he was not party to those conversations and couldn't answer.

Cornwall Councillor Pascoe thanked Jamie for his positive support in assisting with the fallen tree issue at Parc an Dix.

The Mayor thanked Jamie for attending and he left the meeting.

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

The Tri Service Officer's report was circulated to Members before the meeting, *see Appendix E*.

It was resolved to note, acknowledging that they were building a strong new team at the Tri

Service Centre.

- c) To consider a), b) and c) above and agree actions, if any

There were no actions.

106 ACCOUNTS AND FINANCIAL MATTERS

- a) To approve the budget in the sum of £1,169,425 for 2025-26

It was resolved to approve the Budget in the sum of £1, 169, 425 for 2025-26.

- c) To approve the precept requirement in the sum of £1,059,530 for 2025-26

It was resolved to approve the precept requirement in the sum of £1, 059, 530 for 2025-26.

- c) To approve the Income and Expenditure of the Council for October 2024

It was resolved to approve the Income and Expenditure of the Council for October 2024 as listed on Appendix F.

- d) To approve the Bank Reconciliation for October 2024

It was resolved to approve the Bank Reconciliation for October 2024 as listed on Appendix G.

- e) To note the Budget position, as of 31 October 2024

It was resolved to NOTE the Budget position, as of 31 October 2024 as listed on Appendix H.

107 APPROVAL OF THE MAYORS' DEVOLUTION STATEMENT

It was resolved to approve the Mayor's Devolution Statement, see Appendix I.

108 CLERK'S REPORT/CORRESPONDENCE/MEETINGS/INCIDENTALS

- a) Consultations: [Enabling remote attendance and proxy voting at local authority meetings - GOV.UK](#)

It was resolved that Members should respond and complete the consultation independently.

- b) Meetings

Meetings and Events Schedule December 2024

05/12/2024	7.15pm	Full Council Meeting	The Assembly Room, Hayle Community Centre
06/12/2024	7.30pm	<i>A Christmas Carol</i>	The Passmore Edwards Institute
10/12/2024	7pm	HCAG Meeting	The Annexe, Hayle Day Care Centre

12/12/2024	7.30pm	Resource Committee Meeting DEFERRED	The Assembly Room, Hayle Community Centre
19/12/2024	7.15pm	Full Council Meeting	The Assembly Room, Hayle Community Centre
02/01/2025	7.15pm	Full Council Meeting DEFERRED	The Assembly Room, Hayle Community Centre
09/01/2025	7.30pm	Amenities Committee Meeting DEFERRED	The Assembly Room, Hayle Community Centre
16/01/2025	7.15pm	Full Council Meeting	The Assembly Room, Hayle Community Centre

The Meetings and Events Schedule for December 2024 was NOTED, and it was agreed that it would be circulated by email following the meeting.

c) Incidentals

The list of Incidentals for December 2024 was NOTED, and it was agreed that it would be circulated by email following the meeting.

The meeting closed at 20.34pm.

Town Mayor

Date