

# DRAFT

## Newlyn Pier and Harbour Commissioners

### Meeting of the Advisory Board held at 2.00 p.m. on Thursday 16 December 2021 in the Conference Room, Newlyn Harbour offices

In attendance: Nick Howell (Acting Chairman) (NH)  
Richard Adams  
Simon Cadman (SC)  
Nigel Davis (NDa)  
Nick Downing (NDo)  
Laurence Hartwell  
Tony Pearce (TP)  
David Stevens

Also in attendance: Clare Leverton (CL)  
Andrew Watts

	<b><u>Questions from Members of the Public</u></b>  There were no members of the public present, and no questions had been submitted in advance of the meeting.	
1	<b><u>Apologies for Absence</u></b>  Apologies for absence were received from Fr Keith Owen, Paul Durkin and Tom McClure (TM).	
2	<b><u>Declarations of Interest</u></b>  No members of the AB declared any interest in any of the matters discussed at the meeting.	
3	<b><u>Minutes</u></b>  There were no minutes from the previous meeting, due to sickness, and the AB agreed that it would be unminuted.	
4	<b><u>Matters Arising</u></b>  n/a	

## DRAFT

5	<p><b><u>Exhibition in Fish Market</u></b></p> <p>The only item on the agenda was the preparation for the exhibition on 28 and 29 December in the Fish Market. NH had prepared nine 8' x 4' panels covering nine separate subjects.</p> <p>1) <i>Newlyn, Sandy Cove, Storms and Penlee Quarry</i></p> <p>Introductory photographs to set the scene. This panel would be unattended.</p> <p>2) <i>Newlyn Harbour Stage One, 2022-25</i></p> <p>Concept plans for the Stage I development - widening the North pier, filling in in front of Market, installing floodgates - to be attended by Paul Durkin.</p> <p>Leading on to:</p> <p>3) <i>Newlyn Harbour Stage One, 2022-25: Town Deal Fund</i></p> <p>The concepts for Seafood Cornwall's innovation and training centre, which is already funded by the Town Deal. The wording should be identical to the Town Deal documentation, i.e. "Newlyn Harbour Marine Skills and Resource".</p> <p>The Town Deal has already approved £1.97m for 1,000 square metres, based on designs previously developed. These designs were felt not to reflect the actual needs of Seafood Cornwall, who had not been kept informed about the development of plans, but the AB decided to present them for public feedback and comment on the understanding that these were not finalised.</p> <p>The AB heard that Seafood Cornwall needed a dedicated building for its training and resource hub, to give enough space for engineering courses and the storage of safety equipment. They were not in a position, however, to present detailed proposals at the exhibition, and would be going through their own public consultations shortly.</p> <p>SC and CL agreed to arrange attendance between them, with DS's assistance.</p> <p>4) <i>Sandy Cove Options A and B</i></p> <p>This panel showed the two options for development at Sandy Cove, for feedback from the industry.</p>	SC/CL/ DS
---	---	--------------

## DRAFT

The AB believed that the flood protection from the breakwaters and the access road were the biggest selling points for local residents, but the fishing industry had its own requirements which the deeper waters at Sandy Cove could provide. (The harbour was already crowded during peak season.) The AB heard that some vessels were already limited to six hours each tide, and Newlyn had to be able to compete with ports like Milford Haven, ready for larger boats when new quotas came online.

This panel was to be attended by TP and TM.

### 5) *Sandy Cove Concept with Syncrolift*

This panel focuses on the Sandy Cove development using WSP's drawings.

DS, TP and TM to attend this panel.

### 6) *Syncrolift*

This panel gives some of the options for a Syncrolift, provided by the manufacturers. The AB wanted to hear views on the requirements for a Syncrolift, especially as regards tonnage capacity. MDL have expressed interest in a ship-lift for their yachts, and would contribute £750K for a suitable lift. The AB felt that it should ideally have a larger capacity, but that there may not necessarily be a business case for a capacity of 500 tonnes; the exhibition would gather feedback on where there was local demand.

DS to attend this panel.

### 7) *Newlyn Harbour Stage Two (with Sandy Cove)*

Panels 7 and 8 emphasise that decisions taken at this stage could affect future developments.

The concepts show where leisure and retail opportunities could be opened up.

NDo to attend these two panels.

### 8) *Newlyn Harbour Stage Two (without Sandy Cove)*

(See panel 7.)

### 9) *Newlyn Access Road and more parking*

NDA to attend this panel, with a focus on the opportunities for new housing provided by the access road.

## DRAFT

	<p>Housing was the main political driver for the access road, with the additional advantage of being near to long-term, non-seasonal employment opportunities.</p> <p>The AB hoped to gain as much feedback as possible on the new housing and road.</p> <p>MDL are not getting involved at this stage, while it was still unclear whether their s. 106 obligations would include affordable housing.</p> <p>NDA is also going to gain feedback on using the land on the Coombe as a car park (or as an orchard), and whether it should be run by a Community Interest Company. NPHC are not renewing annual licences belonging to those outside the fishing industry.</p> <p>The AB felt that it should be made clear that the car park - like the access road and housing - was not within the power of the NPHC, although there was an obvious synergy with their proposals, and was not strictly within the remit of the AB. The AB could pass views on the use of council land, for example, to Cornwall Council, but its main function was to gather information for the NPHC. Having said that, the AB's advice to the NPHC would be that public support for the NPHC's proposals would be helped by accommodating the community's needs for parking and housing.</p>	
6	<p><b><u>Any Other Business</u></b></p> <p>There was no other business, and the meeting closed at 3:45 pm.</p>	
	<p>The next meeting will be on 14 January 2022 at 2:30 pm</p>	