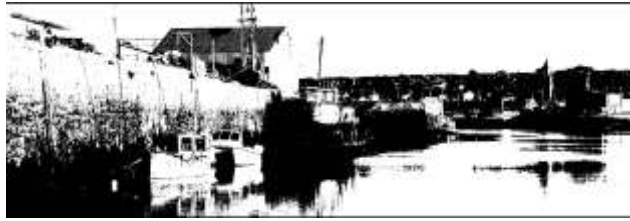


Hayle Area Plan Partnership



HAYLE AREA PLAN PARTNERSHIP MANAGEMENT TEAM

02 MARCH 2007 – 2.00 P.M.

JOHN HARVEY HOUSE, FOUNDRY SQUARE, HAYLE

PUBLIC NOTES

Attendees :

Councillor Peter Badcock	Matthew Barton (Chairman)
Councillor John Bennett (until 3.55 p.m.)	Allan Hampshire
Councillor Duncan Cook	Andrew Davies
Councillor Mrs Terry Lello	Sally Newby
Councillor Lionel Pascoe	Caroline Sargent
Councillor Owen Philp	David Clough
Town Councillor John Pollard (Hayle)	Laura Christon
Parish Councillor Mick Hanley (St Erth)	Louise Dowe
Parish Councillor Ray Tovey (Gwinear-Gwithian)	

Apologies : None

	ISSUES DISCUSSED	2 March 2007	ACTION BY
	The Chairman welcomed everyone to the meeting, noting the changed membership and remit of the group.		
1.	<u>Notes of the meeting of the Hayle Regeneration Management Group held on 19 January 2007</u> The notes of the meeting were agreed as an accurate record.		
2.	<u>Update on items from last meeting</u>		
2.1	<u>Bowling Club</u> Sally Newby : after concerns raised at the last meeting, Tatia Mitchell had held a site meeting with colleagues and interested parties :		

	ISSUES DISCUSSED	2 March 2007	ACTION BY
	<ul style="list-style-type: none"> ● football pitch – Brian Hosken had agreed to re-site the goal posts to their original position and to erect a high retaining fence by the road. Terry Lello requested that the fence be full length. ● people cutting through the bowling club to the road – Brian Hosken was looking at ways to prevent this ● the site in general – a project team had been set up to consider the bowling club and informal play facilities. 	2 March 2007	Brian Hosken Brian Hosken Project Team
2.2	<u>Hayle Development Manager</u> Sally Newby : the advert and job description had been sent to the RDA to help assess the plan, and to Penwith's Personnel section for job evaluation to agree the salary level.		
2.3	<u>Bowling Green</u> It was reported that the planning application on the former bowling green site was due to be considered by the Planning Committee on 6 March. It had been recommended for refusal by officers due to design concerns, but was likely to be amended and re-submitted at a later date.		
2.4	<u>West Cornwall Together (WCT)</u> Sally Newby : Sarah Porter (Director, WCT) had confirmed that they would treat Hayle in a similar way to other priority neighbourhoods, with a level of support similar to Treneere and St Clare. This presented an opportunity for this group to liaise with WCT to determine the level and type of support available, and to ensure that the aims of the group and WCT were compatible. It was agreed that James Hardy (WCT) would be invited to the next meeting.		Louise Dowe
3.	<u>Adoption of Constitution</u> Sally Newby : the Constitution for the group had been approved by Penwith District Council, with the suggestion that consideration be given to including the appointment of the Ward County Councillor. It was agreed that Councillor Mrs Oliver be invited to serve on the HAPP Management Team. Sally Newby : still actively pursuing officer representation from Cornwall County Council and the SW RDA. Sally Newby : in noting that the HAPP Management Team had no executive powers, there were moves to create a constituted group (likely to include the Plan Manager and Delivery Group Chairmen) to receive grants, sign contracts etc. This was likely to be a steering group, acting between the HAPP Management Team and the Delivery Groups. John Pollard was looking at various models, along with consideration about how to close the Hayle Area Forum. The group endorsed this idea and it was agreed that this process continue to be developed. <u>Operation of Delivery Groups</u>		Louise Dowe Sally Newby John Pollard

	ISSUES DISCUSSED	2 March 2007	ACTION BY
	<p>Mick Hanley : his experience on a Delivery Group had been that of plenty of energy and enthusiasm but that there had been difficulties with administration – with five Delivery Groups there appeared to be a lack of admin resources.</p> <p>Sally Newby and John Pollard had been considering resources and funding and had met with the existing association who had agreed to allocate funding to keep the office running for as long as possible.</p> <p><u>Funding</u></p> <p>Sally Newby : if the Hayle Area Forum agrees to disband, this raises a question about the placing of the balance of its funds and also a question about the Penwith District Council grant currently allocated to the Forum.</p> <p>Matt Barton : it was possible that funds could be sourced from the S.106 money from the retail park development.</p> <p><u>Appointment of Development Plan Manager</u></p> <p>John Bennett stressed the need for a swift appointment of a Development Plan Manager to co-ordinate efforts at this early but important stage.</p> <p><u>RDA Support</u></p> <p>Matt Barton : Jim McKenna has written to Colin Molton (RDA) requesting that the RDA supports development in Hayle in addition to the support given to CPR, Truro and Falmouth.</p> <p>Matt Barton : Andy England would be making a submission supporting Hayle at the Examination in Public for the Regional Spatial Strategy.</p> <p>Sally Newby : requested that Matt Barton, on behalf of the HAPP Management Team, contact the RDA to ascertain when their appraisal of the Hayle Area Plan would be complete. She also requested a timetable, how the judgements had been made, and a copy of the draft document.</p>		Matt Barton
4.	<p><u>Report from Delivery Groups</u></p> <p>John Pollard circulated a written report setting out the progress already made by the Delivery Groups and in which he stated that the appointment of a Plan Manager was essential.</p> <p>John stated that the response to the 16 January meeting (the first meeting for all of the Delivery Groups) had been amazing, with numerous 'new' faces coming forward from the community.</p> <p>Each Delivery Group has its own Chairman and sets its own agenda. The 'Tourism' Delivery Group had been least well attended and those on the group had agreed with David that there was scope to merge this group with others. Next steps for the Delivery Groups will be to select projects and carry them out to start achieving improvements.</p>		

	ISSUES DISCUSSED	2 March 2007	ACTION BY
	<p>David Clough : regarding the Local Development Framework, Hayle Area Action Plan, he intended to meet with Delivery Group Chairmen to feed their views into the process.</p> <p>Sally Newby : it was planned that Delivery Groups would allocated projects to 'Project Teams'.</p> <p>Ray Tovey : advised to focus on the objectives of the plan rather than the projects themselves. It was likely that some projects would require input from two or more Delivery Groups.</p> <p>Allan Hampshire : there was a need for a holistic approach which should be the role of the HAPP Management Team. Suggested that a HAPP review could be included on each agenda of this group to ensure that projects are progressing and balancing out. The review could be part of the Plan Managers role.</p>		
5.	<p><u>Communication</u></p> <p>Matt Barton : the use of the Penwith District Council logo no longer reflected the membership of this group. It was agreed that a new brand was needed for Hayle, and that in the interim, documents for this group would bear the Hayle Plan Partnership logo.</p> <p>The group agreed that there was a need for improving communications – marketing and branding. Volunteers to develop communications, including website – Caroline Sargent, John Bennett and Ray Tovey.</p> <p>Matt Barton : had met with LDA (architects) and CABA, reviewing the masterplan for Hayle Harbour. There had been discussion about the value of their expertise in developing a brand for the harbour and the town. John Bennett stated that LDA should speak to this group and to the Town Council.</p>	<p>Louise Dowe</p> <p>Caroline Sargent, John Bennett Ray Tovey.</p>	
6.	<p><u>Local Development Framwork</u></p> <p>David Clough : developing the Hayle Area Action Plan, part of the Local Development Framework – the emerging planning policy for the area. The Local Development Framework documents will include:</p> <ul style="list-style-type: none"> ● Core Strategy – overall strategic direction for the type and location of development to be permitted in Penwith ● Development Control Policies – general policy framework for decisions on planning applications ● Area Action Plans – to cover specific geographical areas. There was no decision yet on the extent of the Hayle area. There was agreement at the meeting that adjoining parishes should be included as they were integral to Hayle, the parishes should be partners in the process and this would increase community engagement. <p>The current consultation on the initial Issues and Options paper for the Core Strategy would close on 31 March 2007. The group complimented the content and layout of the document.</p> <p>Next stage on Core Strategy – Preferred Options. Informed by the consultation on the Issues and Options Paper this will set out the Council's intended policy direction. To be subject to</p>		

	ISSUES DISCUSSED	2 March 2007	ACTION BY
	<p>further consultation in July / August 2007.</p> <p>In terms of the specific Hayle Area Action Plan, the current programme is:</p> <ul style="list-style-type: none"> - Issues and Options Paper to be published for consultation in June / July 2007 - Preferred Options document setting out the Council's intended policy direction, to be published for consultation in October / November 2007 - submission version of the Area Action Plan (incorporating changes as a result of representations received) to be submitted to Secretary of State – April 2008 - examination period (by Inspector) – December 2008 to February 2009 - adoption of Area Action Plan – August 2009 <p>NB. The above programme is based on the Council's Local Development Scheme which has submitted to the Government Office for consideration and approval. It is, therefore, subject to possible change.</p> <p>A leaflet, prepared by Planning Aid and endorsed by the Royal Town Planning Institute, explaining the Local Development Framework process was circulated.</p>		
7.	<p><u>Hayle Harbour</u></p> <p>Matt Barton :</p> <ul style="list-style-type: none"> ● had met LDA in Hayle to review the new masterplan. Uses and type of development were similar to previous – the key change was the design and public realm considerations ● in view of the significance of the scheme, ATLAS (Government Advisory Team for Large Applications) had been consulted, resulting in Penwith (lead officer, Matt Barton) taking the lead to ensure co-ordination and the involvement of all key organisations ● ING / LDA to attend meetings of this group and Hayle Town Council ● Also, in working with ATLAS, a consultation structure was being put in place for the harbour proposals, e.g. topic groups for specific issues which could align with the Delivery Groups. ● Matt had discussed with ING the need for a website - LDA were happy to provide expertise. ● Members expressed concerns at the need for basic maintenance of the East Quay Wall ● there would be three meetings with ING / LDA before next meeting CABE at the end of March. Following this, there would be meetings with the Town Council, this group and ideally the Delivery Groups to ensure that an agreed approach was followed. ● An outline planning application in June / July remained realistic <p>John Bennett requested arrangements for LDA to attend a Hayle Town Council meeting as soon as possible. Matt Barton agreed to arrange.</p>		Matt Barton
11.	<p><u>Foundry Square Enhancements</u></p> <p>Caroline Sargent : the County Council were meeting with contractors to agree a start date for the works, she would have input into the County Council's press release.</p>		

	ISSUES DISCUSSED	2 March 2007	ACTION BY
13.	<p><u>Wave Hub Project</u></p> <p>The RDA had a partnership board and Penwith District Council had been invited to appoint a member. It was <u>agreed</u> that John Bennett be recommended as a nominee.</p>		
14.	<p><u>Planning Application – Foundry Farm</u></p> <p>Caroline Sargent : a planning application to modify the S.106 agreement on the Foundry Farm site would go to Planning Committee on 6 March.</p> <p>Terry Lello stated that the owner of the land adjacent to the site had contacted her about the access strip. Caroline agreed to take appropriate action.</p>		Caroline Sargent
15.	<p><u>Millpool</u></p> <p>Sally Newby : the Hayle Residents Association had proposed an opening ceremony for the works carried out at Millpool – possibly Easter Monday</p>		
16.	<p><u>Traffic in Connor Downs</u></p> <p>Ray Tovey : with the proposed 40 affordable dwellings in Connor Downs, there was an expected increase in traffic. Simon Mansell was arranging a multi-agency meeting to address the traffic issues.</p>		
17.	<p><u>Agenda items for next meeting</u></p> <ul style="list-style-type: none"> ● LDA / ING presentation on the harbour plans – <i>Matt Barton</i> (and, if possible, RDA and CCC) ● St Erth and Gwinear-Gwithian Parish Plans - <i>parish representatives</i> ● Hayle School – presentation on findings of study <i>Sally Newby</i> 		
18.	<p><u>Date of Next Meeting</u> – Friday 13 April 2007 (2.00 pm, John Harvey House, Foundry Square)</p>		

Meeting Closed : 4.07 p.m.