

Hayle Area Plan Partnership



Address for correspondence: c/o Louise Dowe, Committee Manager, Corporate Services, Penwith District Council, St Clare, Penzance TR18 3QW

Your Ref :
My Ref : LND/Hayle Plan agenda
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Date : 9 October 2007

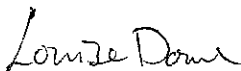
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PHONE 0800 085 8900
(REF: HAYLE PLAN)**

HAYLE AREA PLAN PARTNERSHIP MANAGEMENT TEAM

A meeting of the Hayle Area Plan Partnership Management Team will be held as follows:-

DATE : **FRIDAY 12 OCTOBER 2007**
TIME : **2.00 P.M.**
VENUE : **PASSMORE EDWARDS INSTITUTE, HAYLE**

For information, please also find attached documents provided for the 17 August meeting of the Management Team: an update from John Pollard; and an emailed update from Ray Tovey.



Committee Manager

- To District Councillors Bennett J, Cook D J, Harry D, Lello R H, Lello Mrs T, Pascoe A L and a vacancy
Hayle Town Councillors John Pollard and Jayne Nines, Gwinear-Gwithian Parish Councillor Ray Tovey,
St Erth Parish Councillor Mick Hanley, Cornwall County Councillor Shirley Oliver
West Cornwall Together, Charlotte Hill
PDC officers :
Head of Sustainable Development and Improvement, (Chairman), Matthew Barton
Chief Executive, Jim McKenna
Head of Housing, Health and Community Safety, Allan Hampshire
Sustainable Development and Design Manager, Andy England
Regeneration Manager, Andrew Davies
Community Regeneration Manager, Sally Newby
Regeneration Officer, Caroline Sargent
Capital Programme and Accountability Manager, Mark James
Legal and Democratic Manager, Simon Mansell
Sustainable Development Policy Officer, David Clough
Community Regeneration Officer, Tatia Mitchell
Alan Berry, SW RDA (e-mail)
- c.c. For information : Chairman and Vice-Chairman, Social Economic and Environment Committee (PDC),
Clerks to Hayle Town Council, Gwinear-Gwithian Parish Council and St Erth Parish Council
Delivery Group Chairmen
Affordable Housing Task Force, Chris Buriton
Simon Swale, MCTI Association (e-mail)

Hayle Area Plan Partnership



AGENDA 12 OCTOBER 2007

1. **Apologies for absence**
2. **Notes of the last meeting** – 17 August 2007 (pages 1 – 3)
3. **Membership**
4. **Hayle Eco-Lodge Development Proposal** – Gavin Woodward
5. **'One Cornwall' Community Networks and the way forward for West Cornwall Together**
6. **Development of MCTI Steering Group and Funding for Hayle Area Plan Partnership Manager** – Sally Newby
7. **Hayle Area Plan 2025 - updates**

Priority Area 1: Traffic and Transport

General update from Delivery Group

Priority Area 2: Business, enterprise and economy

General update from Delivery Group

Project 12: An infrastructure to support Business Growth

- Hayle Harbour Planning Application – *Matt Barton*
- Loggans Mill – *Matt Barton*
- Loggans Moor Development – *Matt Barton*

Harveys Foundry Phase III – *Laura Christon*

Priority Area 3: Community Well Being

General update from Delivery Group

Project 15: Affordable Housing

- Hawkins site – *Matt Barton*

Priority Area 4: Heritage, culture and environment

Update from Delivery Group

- Hayle THI, including updates on cinema scheme and Daniels site – *Matt Barton*

8. **Development of Hayle Area Action Plan**

9. **Gwinear-Gwithian Parish Plan**

10. **St Erth Parish Plan**

11. **Communications**

12. **Any Other Business**

13. **Agenda items for next meeting**

- West Cornwall Together – Charlotte Hill

14. **Dates of meetings of the Hayle Area Plan Partnership Management Team :**

Friday 9 November 2007 - to be confirmed

Friday 14 December 2007

Friday 25 January 2008

(All meetings commence at 2.00pm and are held at the Passmore Edwards Institute, Hayle)

Hayle Area Plan Partnership



HAYLE AREA PLAN PARTNERSHIP MANAGEMENT TEAM

NOTES OF MEETING HELD ON 17 AUGUST 2007 – 2.00 P.M.

PASSMORE EDWARDS INSTITUTE, HAYLE

Attendees :

Councillor John Bennett	Sally Newby
Councillor Duncan Cook	Tatia Mitchell
Councillor Robb Lello	Chris Burlton
County Councillor Shirley Oliver	Rachel McCory
Matthew Barton	Gila Trevena
Allan Hampshire	Louise Dowe

Hayle Town Councillors : Harry Blakeley, Jayne Nannes, John Coombe, Paul Birch, Richard Horwell, Brian Capper, Chris Head and Jacqui Head.

Eleanor Giggall, Clerk to Hayle Town Council

Apologies : Apologies were received from Ray Tovey, John Pollard, Terry Lello, Andy Davies and Caroline Sargent.

	ISSUES DISCUSSED	17 August 2007	ACTION BY
1.	<p><u>Presentation – Hayle Harbour Development</u></p> <p>A presentation was given by Frazer Osment on the proposed development of the Hayle Harbour area. The principles were set out:</p> <ul style="list-style-type: none">● providing footpath and vehicular links between places in Hayle● best use of views / aspects, particularly in the creation of new neighbourhoods● South Quay – a proposed shopping, eating and living area. Significant area of development. Looking to connect with Foundry Square, to include waterside walks and other linking paths.● North Quay – a proposed residential / fishing harbour / commercial area. Opportunity for 'ope ways'.● East Quay – opportunity for landmark building.		

	ISSUES DISCUSSED	17 August 2007	ACTION BY
	<ul style="list-style-type: none"> ● Riviere Fields – new neighbourhood. Simple architecture, terraced housing, south facing gardens. ● the broad character of areas to reflect existing ● aiming for new retail outlets to not compete with existing. ● Of the 1,000 new homes to be created over the course of the 8 – 10 year programme, 175 would be affordable. ● An environmental impact assessment had been carried out. ● Different architects would design specific areas to ensure diversity. <p>During discussion it was agreed that transport issues needed to be resolved,</p>		
2.	<p><u>Presentation – Affordable Housing in Hayle</u></p> <p>Gila Trevena, Chris Burlton and Rachel McCory gave a presentation on the work of the Affordable Housing Team in Hayle, covering housing need, housing providers, existing affordable housing provision in Hayle, ongoing projects and potential affordable housing sites.</p> <p>Rachel McCory gave an overview of the homeseekers register. People need to register to apply for affordable housing and the register also helps to measure housing need (including amount and type of properties needed) in the various areas of the district.</p> <p>Affordable housing providers include housing associations, registered social landlords, private developers, charities and private individuals.</p> <p>Examples of affordable housing schemes provided with the help of the Affordable Housing Scheme included: Hayle Bowl (4 units for rent); Farrar Close (12 units for rent); Loggans Mill (19 units for rent); Hayle Foundry (3 live/work units); Bodriggy (5 units for rent); and Pentowan Gardens (ongoing) (8 shared equity units). Another ongoing project was the eco-friendly design at the Fairglen Nursery.</p> <p>Potential affordable housing sites in Hayle included: Hawkins; Copper Terrace; Perfex Works; Hayle Harbour; Manderley; and Hayle Bowl site.</p>		
	<p>Hayle Town Councillors left the meeting at this point.</p>		
3.	<p><u>Development of MCTI Steering Group</u></p> <p>Sally Newby reported that Hayle Forum no longer required their allocation of funding from the District Council. It was agreed that a recommendation be made to PDC's Social, Economic and Environment Committee that Hayle Forum funding be re-allocated to the MCTI Steering Group.</p>		Sally Newby
4.	<p><u>Loggans Mill</u></p> <p>Matt Barton reported that he had spoken to the architects, and that they were seeking the approval of the developers to progress to planning application stage. A written development brief for the site had been received.</p>		

	ISSUES DISCUSSED	17 August 2007	ACTION BY
5.	<p><u>Hawkins Site</u></p> <p>Councillor Bennett gave an update on a meeting between members of Hayle Town Council and officers from Penwith's Planning and Legal services.</p> <p>Following discussion, it was agreed that as this was a key site and had potential, efforts would continue to work on a way forward. Matt Barton and Allan Hampshire offered to attend the next Hayle Town Council meeting.</p>		<p>Matt Barton / Allan Hampshire</p>
6.	<p><u>Hayle THI - update</u></p> <p>Matt Barton reported that the Hayle THI scheme was one of the most successful in the country. A planning application had been submitted for the former cinema scheme, a THI application had been submitted for the Passmore Edwards Institute, and an application for the old brewery was a possibility. There remained £300,000 of THI funds.</p>		
7.	<p><u>Hayle Harbour Development</u></p> <p>Matt Barton gave an update on progress with the scheme.</p>		
8.	<p><u>Date of Next Meeting</u> – Friday 28 September 2007 (2.00 pm, Passmore Edwards Institute, Hayle.</p> <p><u>Note:</u> - the date of the meeting has since been changed to 12 October 2007.</p>		

Meeting Closed : 5.10 p.m.

HAPP – update for Management Team meeting – 17th August 2007.

Minutes of the last meeting :- 2.1 – I contacted Alan Berry and he replied endorsing the Hayle Plan. I think this is as much as we will get from him – I have no idea whether his report has yet gone to the Board or their reaction. See attached e-mail below.

Delivery Groups:

Traffic and Transport.

Next meeting – Wednesday 5th September. PEI 7.30

At the last meeting Ian Parsons of the Highway Agency answered questions about a possible junction at Tolroy. He stated that we had to make a ‘strategic’ argument and he will provide details of what that must contain – to be discussed at the next meeting. Peter Moore CCC has agreed to attend this meeting to answer questions and talk about Tolroy from the County’s point of view.

Business and Enterprise.

Next Meeting – Monday 10th September PEI 7.30.

David Clough is due to attend this meeting to discuss future planning issues and Claire Williams to discuss her plan for an ‘Adventure Activity Park’ at Upton Towans..

Heritage Environment and Culture.

They had a good meeting with David Scott to talk about possible so-ordination of events etc in the Hayle area. Certainly this may signal some co-operation between the groups.

Next Meeting – Tuesday 11th September. PEI. 7.30.

Community Wellbeing.

Next Meeting – Tuesday 18th September. Day Care Centre . 7.30

This will focus on Youth Provision – We have the Hayle Youth Project and the County Youth Service. Both have attended previous meetings but not at the same time! There seems to be a lack of joined up thinking or a close relationship with local schools. We hope that at this meeting all parties will address this issue and investigate ways to involve young people in the HAPP process.

The Steering group will meet on the 26th September by which time all paper work, documents, applications for charitable status will be in place and final resolutions can be minuted to send off the application.

For Information:

Simon Swale of the MCTA has recently written to a colleague citing Hayle as success. He wrote –“There is probably more community engagement in that town since they have published their community plan than anywhere else I know of. There are lots of innovative projects developing and there is an increased sense of identity in a place that has struggled for many years since its industrial heyday”

I do not necessarily agree with all of this – but it is nice to know!

It has also been suggested that we should try to meet with someone from the Government Office South West – Jane Caro has been suggested by Alan Berry – I would welcome any opinions of this from the Team.

John Pollard 10/08/07.

Subject: HAPP

From: Ray Tovey <ray@cornishquest.freemove.co.uk>

Date: Tue, 14 Aug 2007 10:18:33 +0100

To: louise.dowe@penwith.gov.uk

CC: sally.newby@penwith.gov.uk

Louise

I am afraid I cannot attend the meeting on Friday due to unforeseen family reasons. So Sally, I'll have to see you again to get my drafts back, but there's no hurry). Please ensure that the following report is read out on my behalf under agenda item 8:

Gwinear-Gwithian Community Pride Officer

Gwinear-Gwithian Parish Council has successfully negotiated with Penwith District Council the full-time secondment of a member of staff to join us as our Community Pride Officer. His role will be to ensure the Parish is litter-free, strimmed, trimmed, and mowed; benches, notice-boards, bus shelters, swings and roundabouts re-painted; to look after the two playing fields in the parish; and to undertake improvements such as installing benches, planting in public places, and general improvement to and enhancement of our environment. He will also undertake checks on contract trimming of footpaths and bridleways, and work with other agencies such as CCC and colleagues at PDC to ensure proper trimming of hedgerows, removal of fly-tipping, replacement of damaged road signs etc.

More importantly in some ways, we hope that the daily sight of the Community Pride Officer, wearing his Gwinear-Gwithian Community Pride Officer safety bib and t-shirt, with a similar message on his vehicle, might start to give the community, particularly in the Reawla area, a sense of pride in their own environment and a willingness to also help clear up the littering left by the irresponsible few. So we hope that the Community Pride Officer, through his work, will indeed build community pride.

I would like to thank Arthur Roberts particularly for the enthusiasm with which he greeted my first approach about the idea, and also Brian Hoskin for his support and advice. I should also pay tribute to Gwinear-Gwithian Parish Council members who supported my idea fully and gave me licence to take the project forward. My view is that this is indicative of the way local councils should work in the future. The Parish Council's role will be to establish and co-ordinate the work of the Community Pride Officer (who will remain employed by PDC), and to provide him with a pick-up and a base. We are currently looking at options to fund a pick-up, including leasing, but if you bear in mind we only have a few thousand pounds left from our precept each year after we pay the Clerk, any ideas for accessing funding would be welcome. In fact it would be sensible of me now, through the vehicle of this report, to formally approach HAPPMT for any ideas about financial support that might be available; and to ask Sally Newby's team to explore the possibility of any grant funding for what in reality is a working example of a community regeneration project. Wall Methodist Church has agreed to provide the CPO with a key to the Hall to gain access to the kitchen and bathroom facilities, so our thanks to them.

The regeneration of Wall Hall

Wall Hall Regeneration Committee, in consultation with Tatia Mitchell from PDC, have accepted the reality that at this point there is insufficient public involvement in this project in terms of numbers willing to give up time to join the committee, to attract new activities to the hall, and to attract grant funding to regenerate the building. The committee was essentially composed of 4 parish councillors, 2 of whom were there in an advisory capacity as representatives of Hall for Gwinear, and a few irregular others. Despite excellent fund-raising last year, where we raised over £2000 at our charity dinner and auction of promises, no committee can get off the ground without sufficient human resource.

Parallel to this, the Parish Council has recognised that our current premises, leased

from an uncertain source, fail to meet health and safety requirements in terms of our employment responsibilities to the Clerk (no toilet or washroom facilities), and, as it is shared with other groups, does not offer us the base we need. It is our objective as a Council to more fully engage members of the community in our work, particularly pertinent as we contemplate the new role of parish and town councils post-unitary authority, and the development of 'community networks.'

The Parish Council has therefore resolved, subject to confirmation of the terms of the lease and the results of an independent valuation and a surveyors report on the building, to take on a 21-year lease for Wall Hall. Unlike a small band of volunteers, the Parish Council is in a position to undertake a long-term contractual agreement of this sort, as the council will continue beyond the life-span of current members. We are also advised by Tatia Mitchell, from Sally's team, that we can apply for grant aid to regenerate the Hall as a community facility.

Our objective is to put local government at the heart of the community- and where better than in a regenerated and busy community centre? Wall Hall offers us space to provide a dedicated office for the clerk, and another work-room where councillors can lead on specific projects with members of the community, and- as in my view they should- offer surgeries to the community, and we will make this office / surgery space available to the police, and to our District and County Councillors, (and the new 'super-councillors' post-unitisation if they can find their way to us from Truro).

We will then have two further rooms to use as we pursue our other objectives, of health-care brought back into the community, in addition to the main hall. We will lease out the main hall for community activities, and offset the cost of the lease with any small income from this source: such as Wall Music Festival, WI, coffee mornings, polling station etc. Longer-term we hope to attract some proper youth work into the community, not the half-hearted attempts that have been made by some agencies so far, and we will support this with a youth club facility. Who knows, we may even be able to kick-start a shadow, youth, council to work alongside the parish council and advise on youth issues and give us a youth perspective. We certainly get enough anti-youth views from a population largely unwilling to offer them anything. The Methodist Church will impose some conditions of use upon us, but those are not insurmountable.

Reawla Festival

Councillors Bet Slade-Elms, Michael Roberts, Shirley Negus and I recently organised, with the help of over 20 young people, an event in Reawla Playing Field, to try and get the critical community, parents, and youngsters together in one place. We wanted to show the community that the majority of the young people are good kids, simply undirected, often by parents who offer them nothing to occupy the summer break. With few exceptions, very few adults and parents attended the event, to their shame in my view, as the people that attended the precursor planning meetings were there only to protect their interests and not to help the young people. It was not a success simply because the young people turned up, but the community at large did not. Although we raised several hundred pounds, and the Parish Council grant-aided the event, the message sent out to the young people was that, with a few exceptions, the adult population were willing to condemn them, but not to help them

Community Safety

On Monday 13 August Sector Inspector Jean Phillips attended the Parish Council meeting to hear resident's concerns about anti-social behaviour, which has been escalating again recently. The Inspector was asked to think more creatively about ways in which to gather evidence against those behaving anti-socially; to quickly correct the omission of Reawla Playing Field in the alcohol-free zone area, to reinstae the Dispersal Order, and to support the Council in installing traffic-calming. Again it was noticeable that the very large crowd attending in order to complain about anti-social behaviour, (with 2-3 exceptions), were noticeable by their absence from the Reawla Festival, and were not interested in supporting any youth activities as we seek to control anti-social behaviour not only by policing the results of ASB but also by putting something back into the community for young people, in order to

cure the causes of ASB.

Connor Downs zebra crossing

As a result of the development of 40 affordable homes in the village, the opening of the West Cornwall Retail Park, and traffic congestion issues on the A30, the Council is determined to install a pedestrian crossing in Connor Downs.

The affordable housing development is opposite the Connor Downs Doorstep Green Playing Field, and young people will be crossing this busy road to go and play, and meet friends. On the same side as Doorstep Green are homes for the elderly, and opposite them is the shop, garage shop, fish and chip shop, doctors surgery etc. The population of the village is split in two by this busy road, which is seeing an increase in traffic, particularly since M&S opened, and which suffers from speeding vehicles. On August 8th in a three-hour period, 54 vehicles were recorded by the Police as breaking the speed limit.

The Council has succeeded in our objective of getting a continuous pavement approved, from the doctors surgery to the Ocean Housing development, funded by three separate agencies: Ocean Housing, CC Terri Lello; and the doctors surgery. With the agreement in principle of County Highways to install a zebra crossing if we can raise the funds (as we do not meet their criteria) we are waiting to hear from County Councillor Shirley Oliver as to how much she can contribute from her budget towards the cost of installation. The Divisional Surveyor has suggested the location of the zebra crossing.

We would welcome support for this project by the Traffic and Transport Delivery Group. It is the view of my Council that in terms of the distribution of the Section 106 planning gain of £175,000, the need for this project has in part come about as a result of the impact of the Retail Park, and we as HAPPMT should support any measures which will potentially save lives.

Ray Tovey. 14.8.07

This footnote confirms that this message, and any attachments, have been screened by McAfee Webshield for the presence of virus code.

Penwith District Council.

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