

Hayle Area Plan Partnership



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Date : 8 August 2007

**LARGE PRINT COPY
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(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 17 AUGUST 2007**
TIME : **2.00 P.M.**
VENUE : **PASSMORE EDWARDS INSTITUTE, HAYLE (the room to the right when you enter through the main doors)**

Committee Manager

To District Councillors Bennett J, Cook D J, Harry D, Lello R H, Lello Mrs T, Pascoe A L, Roskilly Mrs S L H
Hayle Town Councillors John Pollard and Jayne Ninnnes
Gwinear-Gwithian Parish Councillor Ray Tovey
St Erth Parish Councillor Mick Hanley
Cornwall County Councillor Shirley Oliver
West Cornwall Together, James Hardy

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 \(e-mail\)](mailto:Alan.Berry@SWRDA.gov.uk)

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

Hayle Area Plan Partnership



AGENDA 17 AUGUST 2007

1. **Apologies for absence**
2. **Notes of the last meeting** – 6 July 2007 (pages 1 – 5)
3. **Membership**
4. **Hayle Harbour – presentation by ING and LDA**
5. **Presentation – affordable housing** *Affordable Housing Task Force*
6. **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 8: The development of Hayle Harbour

- Hayle Harbour – *Matt Barton*

Project 11: Hayle Town Centre facilities

- Foundry Square (and car park) enhancements – *Caroline Sargent*

Project 12: An infrastructure to support Business Growth

- Loggans Mill – *Matt Barton*

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*

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

8. **Gwinear-Gwithian Parish Plan**

9. **St Erth Parish Plan**

10. **Development of MCTI Steering Group**

11. **Communications**

12. **Any Other Business**

13. **Agenda items for next meeting**

- Charlotte Hill to be invited to speak on West Cornwall Together

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

Friday 28 September 2007

Friday 9 November 2007

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 6 JULY 2007 – 2.00 P.M.

PASSMORE EDWARDS INSTITUTE, HAYLE

Attendees :

Councillor John Bennett	Parish Councillor Mick Hanley
Councillor Duncan Cook	Matthew Barton
Councillor Robb Lello	Andy Davies
Councillor Mrs Terry Lello	Sally Newby
Councillor Lionel Pascoe	Caroline Sargent
Town Councillor John Pollard	Tatia Mitchell
Town Councillor Jayne Ninnis	Louise Dowe
Parish Councillor Ray Tovey	

Apologies : Apologies were received from Councillor Mrs Roskilly.

	ISSUES DISCUSSED	6 July 2007	ACTION BY
1.	<u>Notes of the meeting held on 25 May 2007</u> These were agreed to be an accurate record of the meeting.		
2.	<u>Update on items from last meeting</u>		
2.1	<u>Appraisal of Hayle Area Plan</u> <ul style="list-style-type: none"> ➢ John Pollard and Sally Newby had met with Alan Berry (RDA) ➢ Andy Davies had also met with Alan Berry who had advised that there remained only 2 reports to sign off before Hayle's. They had also discussed how the RDA funding programme was run – there was a funding pot of £15 million from which grants would be drawn, this was the second year of the 		Email Alan Berry – Action : John Pollard

	ISSUES DISCUSSED	6 July 2007	ACTION BY
	<p>programme.</p> <ul style="list-style-type: none"> ➤ Disappointment was expressed that there appeared to be little progress on the Plan progressing to the RDA Board ➤ Matt Barton advised that he would be meeting with the RDA the following week and would seek confirmation of the signing off of the plan and the £15 million apparently available for funding projects. ➤ It was noted that many other towns were likely to be in the same position. 		<p>Further talks with RDA : Matt Barton</p>
3.	<p><u>Potential spend of S.106 planning gain from the retail park</u></p> <p>There was discussion on potential spend of the £175,000 in lieu of a TIC at the retail park. The S.106 had been discharged – Penwith now held these funds. Costa Coffee and Marks & Spencer were both fitting out and would open in July.</p> <p>Matt Barton advised that the Council had agreed that the HAPPMT should recommend how this sum should be allocated. The planning gain had been negotiated to offset any negative retail / tourism effects on Hayle and this principle should be applied to the use of the money.</p> <p>Some funding requests had already been received. There was the potential for using some of this amount as funding towards the appointment of a Hayle Development Manager. It was agreed that there should be a criteria to assess projects before allocating money.</p> <p>In view of the impact on Connor Downs, it was suggested that a contribution could be made towards the cost of installing a pedestrian crossing.</p> <p>It was agreed that a twin grant pot approach (similar to the successful Liveability model) should be used.</p> <p>In view of the importance of appointing a Development Plan Manager, it was agreed that Hayle Town Council, St Erth Parish Council, Gwinnear-Gwithian Parish Council, the Chamber of Commerce, individual businesses, Penwith District Council, Cornwall County Council and the RDA would be contacted to seek match funding for this post.</p> <p>A report would be presented to Penwith's Social, Economic and Environment Committee to seek support for the appointment of a Development Plan Manager.</p>		<p>Matt Barton / Sally Newby</p>
4.	<p><u>Hayle Area Plan 2025 - updates</u></p>		
4.1	<p><u>Traffic and Transport – Delivery Group update</u></p> <p>The focus was on the Tolroy junction off the A30, John Pollard reported that there had been a good meeting with the Highways Agency the previous week, although County Highways had not attended. It was noted that a strategic argument was needed – work was continuing on this with Peter Moore, and examples of success in other areas would be sought and referred to. Key points to note included plans for the Harbour, regeneration of the town and developments at St Ives and St Erth. ING's transport plan could also be included, along with comments from Helston and Culdrose.</p>		

	ISSUES DISCUSSED	6 July 2007	ACTION BY
4.2	<p><u>Foundry Square Enhancements</u></p> <p>It was noted that the Hayle Forum meeting had raised concerns at the changes outside the White Hart. It was noted that aside from any legal matters, minor amendments had been made to the scheme to accommodate benefits to visitors to the building.</p> <p>The Foundry Square scheme was due for completion in 6 weeks time.</p> <p>There had been no trees included in the works to date. John Pollard advised that Brian Hosken had offered to arrange for the planting of small trees. Matt offered to follow this up.</p>		Matt Barton
4.3	<p><u>Business, Enterprise & Economy – Delivery Group update</u></p> <ul style="list-style-type: none"> ➤ website being developed ➤ an extreme sports centre was under consideration ➤ Rachel Creswell from Cornwall Pure Business was looking into attracting business to Hayle and West Cornwall. ➤ Works to the Foundry car park – suggestions were : re-paint the white lines in the car park to indicate direction and spaces; a few spaces could be 10 minutes free parking eg for cash point stops; designated disabled parking spaces were needed. ➤ Robb Lello asked whether there were any plans to drop the height of the back wall of the car park. 		Matt Barton
4.4	<p><u>Hayle Harbour</u></p> <p>Matt Barton reported that a key document, the Interim Environmental Study Report had been drafted and circulated for consultation by LDA. Penwith officers had responded as had County. He stated that a copy would be passed to Hayle Town Council for their comments.</p> <p>There had been no copies of the transport and traffic impact assessment yet from ING.</p> <p>Matt Barton would be meeting with RDA and ING on 11 July to discuss the funding of the scheme, and the potential for Convergence funds to be accessed.</p> <p>The planning application would possibly be submitted in the late summer, and was likely to be based on 175 affordable units on three sites within the development, amongst a total of 870 to 1,000 units.</p> <p>John Bennett reported that Laura Christon had contacted ING regarding the potential for the engine house to be taken down and rebuilt at the entrance to the Foundry development.</p> <p>It was agreed that ING / LDA would be invited to give a presentation at the next meeting and would be requested to communicate more with the Town Council.</p>		Matt Barton

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4.5	<u>Loggans Mill</u> Matt Barton reported that further meetings had been held with the developer. Andy Davies was speaking to the RDA about the potential for funds to cover the shortfall identified. Discussions on plans for the site were continuing between Penwith, the RDA and the developer.		
4.6	<u>Community Well Being – Delivery Group update</u> An open meeting with the Police had been held. However the Hayle Neighbourhood Panel was still separate from the Community Well Being Delivery Group.		
4.7	<u>Bowling Club – request for funding</u> A written report was circulated at the meeting. It was agreed that until criteria had been established this request would not be decided upon. Other opportunities for funding were considered, along with the need to establish the number of people to benefit. It was critical to complete the Sports Development Plan to encourage the participation of more young people in the sport. – Sally Newby to liaise.		Sally Newby / Tatia Mitchell
4.8	<u>Hayle Day Centre – request for funding</u> A written report was circulated at the meeting. Big Lottery funding had been allocated, provided that other funds were committed by the end of the month. The considerable benefits of the Day Centre were acknowledged and whilst it was too early to commit S.106 funds, it was agreed that in view of the high level of support for the proposal from this group, CMT would be requested to consider the options available.		Matt Barton / Tatia Mitchell
4.9	<u>Hayle Swimming Pool – improvement proposal</u> Costings and confirmation of funds were awaited from Hayle Town Council.		
4.10	<u>Hawkins Site</u> It was noted that Hayle Town Council had been negotiating with Hawkins and a potential developer regarding plans for the site. Matt Barton advised that either a formal request from the Town Council or an application from the developer to rescind the S.106 would be the next step.		
4.11	<u>Heritage, Culture and Environment – Delivery Group update</u> John Pollard reported that there was progress being made. A good link was being formed with the Towans Partnership. There was a potential for a parking scheme giving access to the beach and with scope for public toilets and shops. A sub-group		

	ISSUES DISCUSSED	6 July 2007	ACTION BY
	<p>were looking at feasibility and meeting with the land owners. David Clough was assisting this work.</p> <p>Matt Barton reported that projects were still invited for the THI scheme. It was agreed that at the next meeting there would be full updates on the Cinema scheme and possibly the Daniels site.</p> <p>It was agreed that enquiries would be made into the Co-op's reluctance to sell its Copperhouse property, including the Daniel's site.</p>		<p>Matt Barton</p> <p>Caroline Sargent</p>
5.	<p><u>Development of Hayle Area Action Plan</u></p> <p>This was progressing. Clarification was given regarding Gwinear-Gwithian and St Erth – they were supportive of the Action Plan but housing in these areas would be more influenced by rural policies.</p>		
6.	<p><u>Gwinear-Gwithian Parish Plan</u></p> <p>An update to be given at the next meeting, following consideration of items by the Parish Council.</p> <p>Ray Tovey reported that a fun day would be held in Reawla as part of the move to restore community pride. £300 had to be paid for insurance. Matt Barton gave an undertaking to follow up on this point.</p>		<p>Matt Barton</p>
7.	<p><u>St Erth Parish Plan</u></p> <p>Mick Hanley reported that an Open Spaces Committee had been set up, made up of 3 councillors, a local sports coach, PHA residents association and St Erth residents association. The following open spaces had been prioritised:</p> <ul style="list-style-type: none"> ➤ vicarage gate ➤ 20 allotments for St Erth residents ➤ Badger Mill Lane – hardstanding by play park ➤ Green Lane – a triangle of land by the church ➤ informal games area <p>It was no longer proposed to create a BMX track, instead an open space for football etc.</p>		
8.	<p><u>West Cornwall Together (WCT)</u></p> <p>Matt Barton reported that Charlotte Hill had been appointed WCT Partnership Manager, as from 20 July. She had agreed to attend the 28 September meeting of this group.</p> <p>Ray Tovey reported that he had been appointed as a representative on the Penwith</p>		<p>Matt</p>

	ISSUES DISCUSSED	6 July 2007	ACTION BY
	Regeneration Partnership but rarely attended meetings. Clarification was sought on whether active participation in the Partnership was still needed. Agreed that advice would be sought from Tom Jane / Charlotte Hill.		Barton
9.	<u>Development of MCTI Steering Group</u> In future, the Steering Group would give an opportunity for the Delivery Group Chairmen to meet. The Steering Group was to change to charitable status. Simon Swale was advising on how it should become an unincorporated association. If the group received the grant previously allocated to the Forum, there was the potential for funding for the partnership office for the present year.		
10.	<u>Communications</u> Agreed that ING be requested to enter into more detailed communications with PDC and Hayle Town Council.		Matt Barton
11.	<u>Agenda items for next meeting</u> <ul style="list-style-type: none"> ● pre-application enquiries. ● DCLG visit to Cornwall (including Hayle Millpool) on 10, 11, 12 September 		
12.	<u>Date of Next Meeting</u> – Friday 17 August 2007 (2.00 pm, Passmore Edwards Institute, Hayle)		

Meeting Closed : 4.30 p.m.