



HAYLE TOWN COUNCIL

HAYLE HARBOUR COMMITTEE MEETING THURSDAY 10 SEPTEMBER 2020

Minutes of the Hayle Town Council Meeting held via Zoom on Tuesday 1 September 2020 at 7.30pm.

PRESENT

Councillors H Blakeley, D Bradshaw, S Benney, B Capper, D Cocks, S Johnson, P Nidds, B Mims, C Polkinghorne, J Pollard and A Rance

Simon Wright, Owner Developer
Matt Williams, Architect of Fielden Clegg Bradley Studios
Katie Christou, Planning Consultant of David Lock Associates

Town Clerk E Giggall
Acting Asst Clerk M Costello

7. 30 PM THE MEETING COMMENCED

HH1 TO RECEIVE APOLOGIES

Apologies were received from Councillor Roden and Peter Bainbridge

HH2 TO RECEIVE DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

There were none.

HH3 TO RECEIVE A TECHNICAL BRIEFING FROM THE DEVELOPERS/ APPLICANTS AND THEIR REPRESENTATIVES OF [PA20/05161](#) NORTH QUAY ROAD, HAYLE HARBOUR, HAYLE -- Reserved Matters application for the construction of 377 residential units; 598 sqm retail (Class A1-A5 and sui generis floorspace; 2,407 sqm of business (Class B1) and industrial and fish storage (Class B2 and B8) floorspace; a 4,409 sqm hotel (Class C1); 2,275 sqm of community and cultural (Class D1) floorspace and sports and leisure (Class D2) floorspace; and associated access, parking and public open space. The original Outline consent (W1/08-0613) was an environment impact assessment application and an environmental statement was submitted to Cornwall Council at that time. (Details following application no. pursuant to Outline permission PA13/01370).

The Mayor began by reading the details of the planning application and followed this by introducing the guest speakers present. He then asked the Owner, Developer of the site Simon Wright to discuss the planning application.

Mr Wright explained that this application covers the whole of the next phase of the development, including the Yards, a Watersports Centre, a Hotel, the residential sites at Hilltop and Riviere Fields and moving on to East Quay where there will be a 2 screen Cinema, an Art Centre and further residential developments around the old Lello's Yard and a Quayside extension providing

further harbour space. He proposed that there would also be a Gig and Canoe Club and that the Old Customs House and Stable Block would be renovated.

Mr Wright then asked Planning Consultant, Katie Christou to explain that the public consultation had to be given virtually due to Covid-19 and that the whole project was available to view on their website. They explained that when the Phase 1 consultation had taken place, only 25-30 people had attended in person but this Phase of the project had received approximately 2,500 views, which they felt was beneficial.

A virtual reality flyover video which the developer explained is available to view on their website, was broadcast to enable councillors to see the finished design.

The following questions were raised by councillors and answered by Mr Wright whilst viewing the virtual reality flyover video for a second time.

- How will traffic flow and parking be managed?

Traffic will be assessed and managed along North Quay, the parking at present managed by making the Towans Car Park accessible to the Public. The development includes below ground parking and has overcompensated on parking generally, with the area behind the old Power Station.

- What is the proposed height of the flats at Riviere Fields?

In the amended plans both the height and mass had been reduced from 4 storeys down to 2 to 2.5 storeys.

- Would it be possible to repair the track from the Quay up to the Towans Car Park with some additional gravel laid to fill in the potholes?

As a temporary measure, this would be repaired in the autumn along with some clearance and replanting work on the Towans. We would like to keep this car park open and locate an alternative site for Dune restoration whereupon the developer was reminded that Dune replenishment at Harvey's Towans is part of the requirement of the Outline Planning Permission. Mr Wright confirmed that he was in consultation with Councillor Rance on this matter and that the New Hilltop Car Park will provide replacement parking for locals and visitors.

- Where is the provision of parking for the proposed Cinema and Arts Centre at East Quay?

There would be a footbridge from the Eastern Gateway to east Quay and then short walk to the new Hilltop Car Park. Recognising that this might be an issue for those with mobility issues they will consider as part of the revised proposals some provision of blue badge holder spaces at east Quay.

- How will the potential land slippage due to surface water from both the development at Riviere Fields and the existing issue at Clifton Terrace which had caused landslips at King George V Memorial Walk be addressed?

An assessment of ground stability was currently being undertaken by engineers on site with the hope that something can be implemented which could solve both concerns. This assessment should be completed within 30 days and that any proposals will be submitted to Cornwall Council and the Clerk will be kept informed.

- What is the provision of formal play area at the proposed Riviere Fields development?

A combined Local Equipped Area of Play (LEAP) and a Local Area of Play (LAP) is to be located at the Southern part of the development area and there are further areas with opportunities for informal play including the proximity of the beach. Councillors raised concern regarding private garden and communal amenity space as they felt this appeared to be lacking. The developer pointed out that where these areas were indicated on the submitted Site Illustrative Masterplan.

- How will the management of traffic be conducted across Jubilee Bridge and have appropriate surveys been carried out?

In conformity with the Outline consented planning application North Quay Road and the Jubilee Bridge will provide the principle point of vehicular access to the development. The consent had assessed the scheme's impact on the transport network including traffic surveys and that Junction improvements which had been secured through the Section 106 Agreement and the implementation of Travel Plans as a planning condition were secured as measures to mitigate the impacts of the proposed development. Further to this financial contributions have been made to Cornwall Council to include improvements to the Carwin Rise junction and also improved facilities at Hayle Train Station and the local Bus service.

- How will access from Riviere Fields to Churchtown Road be restricted?

A pneumatic retractable bollard will be in place to allow access for emergency vehicles only.

- What is the provision for refuse and recycling?

The whole development is classed as Green, having Ground Source Heat Pumps and they are looking into the possibility of Hydro Electric Power. Homes will be provided with recycling separation storage with on-plot provision for houses and communal refuse stores for apartments.

The technical briefing ended by Mr Wright informing councillors that he anticipated that 50-70% occupancy will be full-time and that there will be people moving into the Wharf houses by the end of October / beginning of November. He explained that Phase 1 is due to finish within 12-18 months and the next proposed area to be developed will be the Hotel and Gig Club, with the total construction timescale expected to be approximately 5 - 7 years. He added that revised proposals are expected to be submitted to Cornwall Council by early October.

The Mayor thanked Simon Wright for the presentation who in turn asked that Hayle Town Council would decide on a suitable Cornish name for the area presently known as Cannery Row.

The meeting closed at 21.09pm

Approved by the council as a true record, at its meeting 1 October 2020.

Town Mayor

Date