

Present:

Tim Armstead, ING
Sarah Beattie, BLP
Trevor Goff, CPR
Paul Connolly, LDA
John Haw, Additional 2
Wayne Adams, Buro Happold
Andrew England, PDC

Councillors:

Duncan Cook
Terry Lello
Robb Lello
John Bennett

Date: 5 February 2009, 4PM at Hayle Community Centre

Notes:

1. It was agreed that information to be discussed would not be treated as confidential unless specified. Andy England suggested that any notes made public should be agreed.
2. John Bennett stated that the request for meetings with Ward Councillors was intended to speed the process rather than impede it.
3. The detailed planning application for infrastructure works was now submitted. Public sector investment (RDA + Convergence is ~£20 million).
4. Affordable housing: none on Hill Top, 67 on Riviere Fields out of 290. Total dwellings in Phases 1, 2 & 3 (excluding S. Quay) is 779 with 134 affordable (17.2%).
5. Status of S106 issues:
 - a. Affordable housing. Legal drafting in progress.
 - b. Public transport. Legal drafting in progress.
 - c. Highway works and transport plan. Legal drafting in progress. No guaranties can be given that Highways Agency will spend the money to make the required improvements.
 - d. Parking. Legal drafting in progress.
 - e. South Quay transport issues. Will come in Phase 4.
 - f. Green space. Discussions and legal drafting in progress.
 - g. Ecology/Inter-tidal Habitat/Marina/Ecological Management Plan/Triangular Spit. Legal drafting in progress.
 - h. Education. Agreed. Legal drafting in progress.
 - i. Sustainability. Agreed. Legal drafting in progress.
 - j. Drainage. As required by South West Water and the Environment Agency.
 - k. Business Centre. Under discussion?
 - l. Primary Health Care facilities. Agreed.
 - m. Design Framework and Codes. Some discussion in light of CABE comments.
6. It was noted that splitting the South Quay development from the North and East Quay was necessitated by the comments of CABE and to permit the project to progress. (Wayne Adams: I do not believe this statement to be correct but others in the project team will confirm). The viability of the South Quay would rely on the success of the North Quay development to regenerate Hayle and to generate a need for additional development on South Quay. The possibility of South Quay coming into public ownership exists. The project team is an experienced team that has had previous involvement in successful

regeneration projects. It is important to recognise that this is a regeneration project and will develop over many years.

7. Status of Hayle Town Council issues:
 - a. South Quay. ING reiterated the intention not to undertake repairs to SQ until phase 4. Councillors pressed for at least minimal cosmetic repairs to take place to try to meet some of the expectations of local residents. ING to consider further. (Wayne Adams: General work to further tidy up the south quay will be required to relocate north quay users during the construction programme and this is included in the detailed planning application drawing set.)
 - b. Bridge over Copperhouse Pool. The issue is the design of the junction. Action by Andy England to set up a meeting with one or more County departments involved with adopting the bridge and designing the junction to see if an alternative approach is possible. The Cllrs recognised that CCC had already indicated that the existing bridge would not provide an adequate solution but wished to seek a second opinion before accepting the contents of the bridge report prepared specifically for this justification.
 - c. World Heritage Site. Action by Andy England to contact ICOMOS to see if a view can be obtained as to the effect of the development on WH status.
 - d. Remaining undeveloped ING land at Riviere Farm. Ms. Beattie expressed the view that any kind of protection by covenant was of no value since planning laws could overcome any such protection. On being asked if ING had any plans whatsoever to develop the remaining land, the answer was a clear 'No'. JB was of the view that the protection, which is essentially zero cost to ING, should still be put in place.
 - e. Station Approach. ING stated that they agreed that this land would not be developed. Details were not given at this meeting.
 - f. Footpaths. Should be handled by the planning process.
 - g. Community Service Facilities. They will be provided and Mr. Haw said that they might be provided earlier at another location rather than the original Foundry Car Park site.
 - h. Financial Penalty for not developing South Quay. Not discussed. The idea of South Quay being offered into public ownership earlier rather than later was floated. This was not discussed in detail.
8. To summarise, issues still exist with the repairs to South Quay, the development of South Quay, the new Copperhouse Pool bridge, protection of Riviere Farm land and World Heritage site status.
9. It was agreed to have further meetings – I believe on a two-weekly cycle.