

STATEMENT OF THE HAYLE WARD MEMBERS

1. Although we reserve the right to reconsider our positions based on information and views expressed tonight, we are disposed to support the applications and to urge our colleagues from outside of Hayle to do the same. We appreciate the genuine concern and efforts expended by councillors from the whole of Penwith who have expressed great concern and support for Hayle's future. And we are grateful to the Chief Executive and officers of the Council for their strenuous efforts to bring this project to fruition.
2. While we are pleased that the (quote) 'fine balance has moved significantly towards a positive outcome', we retain some disappointment at the problems that remain. It would have been nice to have a proposal that we all could be unreservedly excited about. We recognise, however, that the limitations of the site have constrained the options available.
3. Every Hayle district councillor has agonised about what is the largest and most significant decision they have faced for the town. We have even received personal attacks and abuse from constituents on both sides of this issue, often from those who have not bothered to acquaint themselves with the many complex aspects of the project or the constraints and limitations of the planning process.
4. However, without the issues raised by the Town Council, the insistence by Hayle's district councillors that these and other issues were addressed, and the support of members of this planning committee, the concessions reported to us today would not have been achieved. We welcome the proposal for continued input by councillors in finalising the outstanding issues over the coming months. We hope this will enable issues such as those affecting the residents of Clifton Terrace and by Central Garage relating to the junction design to be addressed.
5. Although disposed to support the recommendations for both the outline planning application and the detailed application, we ask this committee to consider one amendment - which should not incur substantial costs for the applicant.
6. The amendment relates to the land behind Clifton Terrace, identified in our local plan as 'West of Phillack' and protected by policy TV-2. By agreeing to support the recommendation this evening we are agreeing to remove the hard-won TV-2 protection from a prime greenfield site. The argument is that it makes the project viable. However, we are adamant that we do not wish to allow this highly contentious concession to lead to further incursions on Phillack without appropriate benefits for Hayle. We do not accept the argument that this is solely a planning matter and, even if it were, we wish the people of Hayle to be involved in deciding the issue. Consequently, the amendment is:

For the remaining applicant-owned land between Riviere Fields and Phillack, a covenant shall be given in favour of Hayle Town Council requiring approval of the council at a properly constituted meeting prior to any development taking place on the land.
7. If approval is given for the applications tonight, we are pleased to welcome ING as a partner in Hayle's future and we looked forward with hope and enthusiasm to the success of the project.