



HAYLE TOWN COUNCIL

Analysis of representations on Supermarket Applications

1 Introduction

This report contains a brief analysis of the objections and expressions of support received in relation to the current planning applications for supermarkets and, as in the case of the previous Briefing Paper, it follows the order of the Appendix A for the 20 January 2011 meeting. Clearly, it has been necessary to summarize the representations but the intention is give Members a general appreciation of the weight and content of the objections and letters of support.

2 Morrisson's – Jewson's Site

10-0413-P Actoris Ltd

Demolition of existing building and construction of retail food store, formation of car parking, pedestrian links and vehicular access from Carnsew Road to service the car park and service yard area and works to and within the Listed Building. Jewson site, 2 Carnsew Road, Hayle

Objections 160

1	Adverse impact on the World Heritage Site/Listed Buildings	154*
2	Traffic Impact/congestion	157*
3	Offers no additional community benefits	150*
4	Potential loss of on-street parking	2
5	Sufficient supermarkets already + others available	1
6	Negative impact on existing stores/shops	3
7	Loss of jobs	4
8	Increased pollution through traffic movements	2
9	Negative effect on tourism	2
10	Less accessible than existing shops	1
11	Development of this site will not benefit the town	1
12	Does not comply with the sequential test	1
13	Unsuitable development for this site	3
14	The site should be used for local, low key enterprises	2

*These figures contain 150 signed, standardised responses. Also 2 petitions have been received from the players of Hayle Rugby Club (41 signatures) covering points 1 to 3 and the parents and families of the junior teams (54 signatures) reiterating points 1 and 2 and pointing out that if people cannot get into the town they will continue to shop in other centres.

Representations of Support 2

1	Site is in an ideal location	1
2	Operator is a supporter of British produce	1
3	Utilises a 'brownfield' site	2
4	Site is accessible from within and outside the town	1

10-0414-LBC Actoris Ltd

Works to former Harveys timber shed building to include removal of asbestos roof sheeting and replacement with new Welsh slate roof, removal of modern racking and conservatory extension, re-pointing, reinstatement of granite pillars and timber boarding, lime washing and resurfacing of hard standing to provide new car parking spaces and sprinkler storage tank in association with proposed food store. Jewson site, 2 Carnsew Road, Hayle

Objections 1

1	Traffic Impact/congestion	1
2	Loss of jobs	1
3	Negative impact on existing stores/shops	1

Representations of Support

None received.

3 Sainsbury's – Marsh Lane

PA10/04297 Sainsbury's Supermarkets Ltd and Cranford (Hayle) Ltd

Construction of supermarket, petrol filling station, car parking, highway works, nature reserve and associated works. Land at Marsh Lane, Hayle

Objections 37 (including 30 from first consideration on 19 August 2010)

	19/08/10	20/01/11	Total
1 Increase in traffic	29	4	33
2 Loss of marshland	2		2
3 Effect on viability of existing petrol filling stations	2		2
4 Loss of Greenfield land	3	1	4
5 Development in the flood plan/risk of flooding	25	1	26
6 Effect of traffic on Angarrack	9	1	1
7 Effect of out-of-town shopping on existing retail provision	2	3	3
8 Effect on the Cornwall Wildlife Trust Site/loss of habitat	20	2	22
9 Out-town/not preferred location	16		16
10 Erosion of Angarrack as a separate settlement	3		3
11 Potential noise nuisance	5		5
12 Potential light pollution	1		1
13 Landscape impact	1		1
14 Of no benefit to Hayle/not needed	3	2	5
15 Sufficient supermarkets already + others available		1	1
16 Loss of jobs		3	3
17 Negative effect on tourism		2	2
18 Increased pollution through traffic movements		1	1
19 Less accessible than existing shops		1	1

Representations of Support

None received.

4 ASDA – Hayle Rugby Club

PA10/06932 ASDA Stores Ltd

Demolition of existing buildings and erection of 8 Industrial Units (B1/B8 business/industrial) and one retail foodstore, petrol filling station with associated car parking, access and landscaping. Hayle Rugby Club, Marsh Lane, Hayle

Objections 13

1	Traffic Impact/congestion	9
2	Petrol station not needed	1
3	Negative impact on existing stores/shops	6
4	Potential flood risk	2
5	Effect of traffic on Angarrack	3
6	Sufficient supermarkets already + others available	6
7	Loss of jobs	4
8	Negative effect on tourism	3
9	Increased pollution through traffic movements	1
10	Less accessible than existing shops	1
11	Poor design	1
12	ASDA is a 'low grade' supermarket	1
13	Should be supporting British business	1
14	Involvement with the Rugby Club gives a false impression of greater support	1
15	Out-of-town shopping out-of-date/ impact of internet shopping	2

Representations of Support 194

1	Relocation of the Rugby Club and facilities to benefit the community	191*
2	Roundabout and road alterations will improve traffic flow	189*
3	Additional parking for W C Retail Park and ease traffic problems in Angarrack	188*
4	The development will create new jobs	189*
5	Free bus service to the town	187*
6	The development will not affect traffic in the town	5
6	The site is accessible	1
7	No wildlife impact	1
8	Petrol filling station will increase competition	3
9	Will not affect businesses in the Foundry area as other proposal would	1
10	Will not impact on local residents' parking	1
11	Additional retail provision improves shopping range/retain shoppers in Hayle	4
12	The benefits outweigh the negative impacts of other proposals	1
13	Will not affect World Heritage Site/tourism	1

*These figures contain 183 signed, standardised responses. Also 2 petitions have been received covering points 1 to 5 from the players of Hayle Rugby Club (41 signatures) and the parents and families of the junior teams (54 signatures).

5 ING – South Quay

PA10/08142 ING RED UK (Hayle Harbour) Ltd

Full planning permission for the erection of a Foodstore (A1) with an A2 unit, cinema (A3), 3 non-food retail units, 2 small retail units for shop/restaurant purposes (A1 or A3), the creation of a new public realm including quayside promenade and public open space, associated infrastructure including the construction of a raised development platform and related flood prevention measures, new highway junction on Carnsew Road and improvements to the existing highway, car parking and servicing arrangements and access to the residential development to the north of the quay.

Outline planning permission for the erection of 30 residential units, the construction of a new restaurant (A3), associated infrastructure including estate roads, car parking and amenity spaces, the erection of a new pedestrian footbridge over Penpol Creek and the creation of improve4d pedestrian access and landscaping proposals to enhance Isis Gardens. South Quay, Hayle

Objections 161

1	Adverse impact on the World Heritage Site/Listed Buildings	154*
2	Traffic Impact/congestion	156*
3	Offers no additional community benefits	151*
4	Potential loss of on-street parking	2
5	Sufficient supermarkets already + others available	1
6	Negative impact on existing stores/shops	6
7	Loss of jobs	2
8	Negative effect on tourism	1
9	Increased pollution through traffic movements	1
10	Less accessible than existing shops	1
11	Does not benefit the port	1
12	The footbridge will be detrimental to boat owners	1
13	Poorly located in relation to the town	1
14	Inadequate provision for the existing users of the quay	1
15	Scale of the proposal is not in keeping with the town	1
16	Unsuitable development for this site	1

*These figures contain 150 signed, standardised responses. Also 2 petitions have been received from the players of Hayle Rugby Club (41 signatures) covering points 1 to 3 and the parents and families of the junior teams (54 signatures) reiterating points 1 and 2 and pointing out that if people cannot get into the town they will continue to shop in other centres.

Representations of Support 3

1	The development will provide community facilities	1
2	South Quay will be improved	1
3	This proposal is more acceptable than the previous application	1
4	This proposal is the only one to address the issue of the regeneration of Hayle	2
5	Traffic impacts exaggerated as the site will be accessed via the St Erth roundabout	1
6	Easily accessed on foot from the existing centre and by public transport	1
7	Developments at Loggans already cause traffic problems and are difficult to access on foot or by public transport	1

PA10/08143 ING RED UK (Hayle Harbour) Ltd

Listed building consent for the construction of a raised development platform and the installation of new paving and surfaces to establish a new public realm (including quayside promenade), the construction of related retaining walls and flood protection measures, a new harbour wall to Carnsew channel, works to

repair harbour walls comprising: repairs to the breach to the harbour wall to reinstate the collapsed length of masonry quay wall; repairs and repointing of existing walls and the repair/reinstatement of harbour side furniture. South Quay, Hayle

Objections 1

1	Traffic Impact/congestion	1
2	Loss of jobs	1
3	Negative impact on existing stores/shops	1

Representations of Support

None received.

6 Hayle Rugby Club Relocation

PA10/08329 Hayle Rugby Football Club and Walker Developments (SW) Ltd

New ground to accommodate the relocation of Hayle Rugby Football Club, comprising two senior rugby pitches with ancillary floodlighting and ball stop netting, clubhouse with external spectator stand, associated works and landscaping and area for potential phase 2 development to provide additional training zone. Land to east of Travelodge, Carwin Rise, Hayle

Objections 3

These objections have been made primarily on the grounds traffic impact, lack of need and potential negative effect on existing businesses related to the associated application for the ASDA supermarket (PA10/06932 ASDA Stores Ltd)

Representations of Support 158

1	Benefit to the Rugby Club and the wider community	158*
2	Critical to the survival of the Rigby Club	1

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