



HAYLE TOWN COUNCIL

20 January 2011

Full Council

Resolutions on the Supermarket Applications

It was resolved that the Town Council wishes to be fully involved in the formulation of any Section 106 Agreement(s) linked to any of the supermarket proposals that are approved.

10-0413P Actoris Ltd (Morrisons, Jewson Site)

It was resolved to raise objection on the following grounds: -

- a) the proposed highway layout, which will involve the existing signalized pedestrian crossing, access to the service yard, the roundabout serving the store and a new signalized pedestrian crossing in approximately 200 meters on the approach to Foundry Square, will cause an unacceptable level of traffic congestion on the western approach to the town;
- b) some of the proposed pedestrian links to the Foundry area cannot be achieved without the agreement of the adjacent landowner, which is unlikely to be forthcoming, and the scheme will therefore be poorly integrated with the existing shopping centre and
- c) as a result, the development would be sufficiently remote from the Foundry shopping area to deter combined shopping trips and will have a negative impact on the vitality and viability of the Foundry centre and the existing commercial premises along Penpol Terrace.

10-0414 LBC Actoris Ltd (Morrisons, Jewson Site)

It was resolved to raise no objection

PA10/04297 Sainsbury's Supermarkets and Cranford (Hayle) Ltd (land at Marsh Lane)

It was resolved to raise strong objection on the following grounds: -

- a) it runs contrary to national and local policy on the location of retail floorspace in that it utilises an edge-of-town, greenfield site that extends the built-up area of the town into open countryside;

- b) it impacts adversely on nature conservation values by encroaching onto a Cornwall Wildlife Trust site and, in addition, there would be an increased threat to the surrounding area from surface water run-off contaminated by vehicle residues;
- c) it encroaches on the limited green break between Angarrack and Hayle to the extent that the separate identity of the village will be threatened;
- d) the proposed development is of a poor and unimaginative design;
- e) the development will exacerbate existing traffic problems in this location by causing increased congestion: -
 - (i) on the A30 Trunk Road and the approach to the site via Marsh Lane which are already proving incapable of coping with the existing traffic flows;
 - (ii) on Marsh Lane through conflicts between the accesses to the proposed development, the West Cornwall Retail Park, Marsh Lane Industrial Estate and traffic to and from Angarrack and
 - (iii) in Angarrack as frustrated drivers use the village as a short cut or 'rat-run' to avoid the congestion on the principle approach and
- f) the development is located on an area of marshland and accordingly will have deleterious effect on the ability to absorb surface water in an area which already suffers from periodic flooding problems.

PA10/06932 Asda Stores Ltd (Hayle Rugby Club, Marsh Lane)

It was resolved to raise no objection.

It was further resolved to identify to Cornwall Council the following issues that must be addressed in any Section 106 Agreement for this development: -

- a) the design and operation of the Loggans roundabout, traffic signals, the pedestrian crossing in Marsh Lane and the 2 roundabouts serving the West Cornwall Retail Park and the new supermarket should not exacerbate and, ideally, ameliorate the existing congestion on the A30 trunk road and the approach to the site via Marsh Lane;
- b) measures should be included to avoid the use of the roads through Angarrack as a 'rat-run' when drivers seek to circumvent any congestion on the main approach to the development;
- c) the need for the petrol filling station should be investigated further in view of the potential effects on local businesses;
- d) the development should not be a 24 hour a day operation and
- e) the fact that the development is located on the site of the Memorial Park, named in memory of Hayle rugby players who had given their lives in the two world wars, should be recognized through the erection of a plaque, or similar, in a suitably prominent location in the new development.

PA10/08142 ING RED UK (Hayle Harbour) Ltd (South Quay)

It was resolved to raise objection on the following grounds: -

- a) the proposed supermarket and associated buildings, which would be located on a prominent and important site in the Foundry area, are of a poor design, an issue that could be addressed by taking into account the views expressed by English Heritage, CABE and ICOMOS;
- b) there is inadequate provision for access to the quaysides for marine purposes, local fishermen and emergency vehicles;

- c) the development will have a negative impact on the vitality and viability of the Foundry centre and the existing commercial premises along Penpol Terrace and
- d) it is considered that the number of vehicle movements associated with the development will cause significant congestion and conflict on the western approach to the town and result in gridlock at peak periods.

PA10/08143 ING RED UK (Hayle Harbour) Ltd (South Quay)

It was resolved to raise no objection

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

It was resolved to raise no objection but it was considered that the road to the Rugby Club should have footways on both sides and a footway should be provided to Connor Downs.