

Planning Application PA10/08142 – Mixed Use Redevelopment (including supermarket) at South Quay, Hayle

Following the recommendation of Cornwall's Strategic Planning Committee on the 9th February 2011 to defer determination of the hybrid planning application for a mixed use development on South Quay in Hayle, ING Red UK (Hayle Harbour) Limited instructed their agents to both review the proposals and supply additional information.

ING appointed a new architectural team and heritage consultant who have worked with representatives of the local community to review the proposals.

This review has led to the submission of amended scheme drawings and supporting information. The key amendments are:

- The partial removal of infill material in Carnsew Creek to provide additional moorings and expose the entrance to Carnsew Dock;
- The proposed re-introduction of traditional sluicing for Carnsew Pool;
- Enhancements to the existing harbour management including: enhanced fishermen's facilities on North Quay, improved security and storage; modifying the bridge proposals; creation of new moorings for fishing and leisure users; and the proposed creation of a community harbour management trust supported by an ongoing annual levy raised from developments built on ING's land.
- Widening the promenade along the whole length of the quay facing Penpol Terrace to create more public realm, open spaces and access for harbour users;
- Increasing the size of the open space at the northern end of South Quay and redesigning the feature restaurant;
- Resiting the food store closer to the town with an additional entrance and café facing Isis Gardens.
- Redesigning the store and free standing retail units to improve access to the town centre and Foundry complex;
- Redesigning the houses and introducing apartments to more closely reflect maritime buildings and include integral garages, roof top terraces and direct quayside access and quayside storage spaces.

Whilst the overall content of the scheme size of store, retail floor space, number of dwellings remains broadly the same as the earlier drawings one notable absence is the Cinema.

The original proposal proved to be too small for a commercial operator so ING now propose to deliver a viable cinema as part of a mixed use leisure hub on North Quay. Outline planning consent for leisure uses on North Quay already exists.

The revised proposals are currently out for public consultation until Thursday 25th August 2011 and will be reported to the Council's Strategic Planning Committee for determination thereafter.

The full scheme details and revised documents can be viewed either through the Council's Hayle Supermarkets web page at:

<http://planning.cornwall.gov.uk:8181/rpp/index.asp?caseref=PA10/08142>

or by visiting the Council's Camborne One Stop Shop, in Dolcoath Avenue, Camborne TR18 8SX

or by visiting Hayle Town Council's offices the Hayle Community Centre, 58 Queensway, Hayle, TR27 4NX