

Meeting with Cornwall Council

22 January 2010, 10.30am, Cornwall Council, Penzance

Attendance

Name	Company	Role
Nick James (NJ)	Morrisons Agent	Agent Consultant
Matt Bryant (MB)	Actoris Ltd	Client Consultant
Mark Thomson (MT)	Morrisons	Agent
Chris Waterworth (CW)	CWA	Architect
Laura Price (LP)	Savills	Planning Consultant
Mark Broomhead (MBA)	Cornwall Council (CC)	Development Control Group Leader (West 2)
Jeremy Content (JC)	Cornwall Council	Planning Case Officer
Nicola Stinson (NS)	Cornwall Council	Assistant Head of Planning

Purpose of Meeting

- § Following previous, initial meetings, the purpose of the meeting was to hold inaugural discussions with CC to discuss the submission of a Planning Application for a supermarket on the Jewsons Site, Hayle.
- § In particular, it was envisaged that the following points would be addressed in the meeting:
 - Ø Actoris' and Morrisons intentions and their commitment to a scheme at the Jewsons site
 - Ø Initial design proposals
 - Ø Planning application – content / requirements / key issues
 - Ø CC's view on timing with other retail proposals

The Proposed Scheme – Design Detail

- § CW described the proposed scheme – including the renovation of the listed buildings, proposed layout etc.
- § CW emphasised that there is no fixed approach to the architecture of the store – Morrisons are willing to 'tailor make' the scheme to fit with the location and what the community want.
- § JC advised that there has recently been a refusal for residential development on land adjacent to the site, which is currently subject to revised plans.
- § NS highlighted the need to design the site to integrate with the outline mixed use proposal at the ING site and to make the provision for a link through the ING site to the future bridge connection to the Foundry.
- § NS stated that the application needs to address the benefits of the scheme for the town centre (including management of parking).

Relocation of Jewsons

- § JC questioned where Jewsons would relocate to. MB advised that they will relocate to one of three sites in Hayle.

Other Retail Proposals

- § NJ and MT emphasised that they needed to know they had a 'fighting chance' of gaining approval and therefore, the certainty that the submission of an application will be worthwhile. NS and JC assured that consideration of proposals will be based on a sequential approach.
- § LP queried the out of town proposals in relation to sequential assessment and whether other proposals would be asked to revisit their sequential assessment. JC stated that other proposals will be asked to reassess the site in light of Jewsons becoming available.

Retail Impact Assessment

- § LP asked if the 2007 Retail Study is to be updated. JC stated that Matt Morris from GVA Grimley is currently preparing a cross Cornwall retail study which will pay special attention to Hayle and this is to be reported back late February – JC advised LP speaks with Matt Morris directly for further information on the scope of the RIA.
- § LP questioned the ING RIA – which is currently assessed against PPS6 and not PPS4. They have however paid some attention to it.

Accessibility

- § JC advised contact is made with Keith Morgan and Ed Halford as soon as possible and address highways issues pre-application – i.e. highways modelling and traffic counting.

Environmental Issues

- § ING proposals include raising land levels. JC advised to contact Tim Hambley (EA) with regards to the need for an FCA.
- § JC recommended speak to RSBP regarding the ecological aspect and relation to RSBP site.
- § Need to speak to Simon Toms at the EA regarding water quality and fish species.
- § Need to speak with Andrew McDowell at Natural England in relation to the SSSI.

EIA Screening / Scoping

- § JC advised that Screening and Scoping Opinion will be required.

Heritage

- § Meeting to discuss heritage issues on 3 February – with Simon Thorpe (World Heritage Site), Penny Stokes (Conservation Officer) and Dave Slater (Urban Design).
- § NS stated that English Heritage will pay a great deal of interest in the site and will need to be actively involved and consulted from an early stage. NS to walk the site with Simon Ramsden of English Heritage next week and discuss proposals and his priorities.
- § NS also advised that CABI will pay an interest in the site.
- § NS recommended to contact Nick Johnson's conservation team.

Format of Application

- § MB / LP confirmed that a full application is to be submitted.

Timescales

- § MBA and JC suggested that in order to overcome the restrictive determination deadline, a Planning Performance Agreement is pursued.
- § The Sainsburys and ING applications are due to go to committee on 3 March – a full application needs to be submitted prior to this. Even if a PPA is pursued, an application ought to be submitted prior to 3 March.
- § A PPA, as a mechanism of project management will require all statutory consultees to sign up to it. The Council are keen to explore this as it will enable them to, if needs be, to extend timescales during the course of the application. LP to explore benefits/constraints of a PPA and advise project team accordingly.
- § NS highlighted the importance of consulting all internal and statutory consultees at a pre-application stage – potentially through planning liaison.

Summary / Key Action Points

- § MB and Morrisons are committed to pursuing a planning application on the Jewsons Site in Hayle.
- § Appropriate and sufficient pre-application consultation with internal and statutory stakeholders (notably English Heritage) and the community is considered important by Cornwall Council. Cornwall Council are also keen to pursue a PPA.
- § Savills are to contact Matt Morris in order to scope out what is required as part of a RIA.