



<b>App. N<sup>o</sup></b>	<b>Date received</b>	<b>Applicant</b>	<b>Application details and Location</b>	<b>Date for comments</b>	<b>CC Officer and Comments</b>	<b>HTC Decision and Date sent to CC</b>	<b>To go to CC Cmtte</b>	<b>CC Decision and date Rec'd</b>	<b>Report CC Decision to HTC</b>
PA16/06265	15/7/16	Mr Dennis Blewitt Jetsudden Ltd	Proposed residential development at land to Pools Court, Hayle, TR27 4NS  Pools Court, Hayle TR27 4NS	5/8/16 – extension req'd 19/7/16 and approved	Adam Carlyon  <b>HTC comment submitted 19/8/16:</b>  Hayle Town Council objects strongly and unanimously on the following grounds: a) loss of well-used amenity space; b) it conflicts with Policy SD8 (supported by 93.67% of respondents in a public survey) of the emerging Neighbourhood Plan; c) it violates the existing S106 on this site and offers no alternative benefit; d) there can be no claim that these houses meet local housing need as there are plenty of other proposed developments in the town that satisfy this need; and e) an application regarding an only very slightly different site was previously refused on the grounds of overdevelopment.	See HTC's comment in column to left.  <b>HTC also resolved</b> to ask for this application to be called in to CC Committee if CC disagrees. Cllrs Coad, Ninnes, Farrar and/or Polkinghorne to represent HTC's views.  19/8/16	Yes – see column to left for details. 19/8/16		
PA16/05999	19/7/16	Mr G Fincham Progress Land Ltd	Outline application for the creation of accesses and residential development	9/8/16 – extension req'd 19/7/16	Chantal McLennan  The site lies on the edge of Hayle in a location within walking distance of Bodriggy School. The site is considered to be within a sustainable	While HTC agrees with the principle of development on this site, it objects to this			



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			Land NE of Bodriggy Academy, Humphry Davy Lane, Hayle		location and therefore the principle of residential development is acceptable  Details of access only being considered at this stage – awaiting Highway Officer comments.	development on the grounds of a) the consultees' comments, especially those regarding drainage issues; b) the location and size of the play area which needs to be in a larger, southern site and be overlooked by housing for safety; c) major concern regarding highways issues, such as the potential creation of a 'rat run' and no dedicated school drop-off and pick-up facility. 19/8/16			



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PA16/05984	22/7/16	Mr Matt Philips, Cornwall Council	Listed building consent for proposed reparation of the damaged upstream approach to the footbridge and replacing dislodged stones from the downstream end, rake out and repoint where joint loss or deterioration of the mortar joints has occurred  Footbridge, Strawberry Lane, Hayle	12/8/16 – extension req'd 22/7/16 and approved	James Moseley  I have no major comments to make on PA16/05984. Broadly supportable in my opinion. The conservation officer has made some comments though, summarised below:  “North side (upstream):  I think a simple repair to existing may not last long as the water will continue to scour out the sides as the river route appears to have changed to impact further west of the desire line route ' the pressure of rapid floodwater would soon destroy the repair. I would recommend using some deep stones (from the other side?) to reinforce the north sides set into the river edge ' perhaps with concrete base below river bed surface. Then build up on the stones with the lime mortar and smaller stones. Recommend using HNL 3.5 ' a stronger mix and more able to last longer than the softer mix specified.	HTC supports the view of the Conservation Officer. 19/8/16			



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					<p>You may need to have temp shuttering to keep the river away from the west side.</p> <p>In addition having not seen the site, from the photos it appears some previous repairs have been of tarmac/concrete? If so I would recommend removing this at the same time and replacing with stone and lime mortar etc ' far more appropriate for a Listed monument!</p> <p>South side (upstream):</p> <p>Not sure from the photos if a large top stone is in the river ' similar to the one extant ' as this footbridge would have had at least two large surface granites. If so, this should be replaced ' and set with the lime mortar. It would be good if there are photos of the bridge to know where to re-site the stones."</p> <p>Suggestions made above I would intend to take into account, however, I would also note there is</p>				



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					no specific objection from the conservation officer to the scheme as presented – although there are recommendation as to how amendments could be preferable.				
PA16/05709	22/7/16	Mr G Skinner	Extensions and alterations to main dwelling house. Separate garage extension to form storage, studio/office and ancillary accommodation  62 Commercial Road, Hayle TR27 4DH	12/8/16 – extension req'd 26/7/16 and approved by SD	Lee Viner  The design is in keeping with the area, and there is no significant overlooking, overbearing and overshadowing.	No objection 19/8/16			
PA16/06483	25/7/16	Mr R Warren	Replacement of Various Fire Damage Outbuildings for Single Domestic Storage and Maintenance Building & Associated Works Land Off Burnthouse Lane, Hayle	15/8/16 – extension req'd 27/6/16 and approved	Adam Carlyon	No objection 19/8/16			



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PA16/05869	26/7/16	Mr P McNamara	Replace two windows front of property and replace front door 76 St Johns Street, Hayle TR27 4LN	16/8/16 – extension req'd 27/7/16	Chris Williams <b>Application returned by LPA.</b>	N/A – application returned by LPA		N/A	
PA16/06558	26/7/16	Mr B Jenkin	Construction of Detached Dwelling  Land to Rear of 6 Market Street, Copperhouse, Hayle	16/8/16 – extension req'd 27/7/16 and approved	Adam Carlyon	HTC objects on the grounds of the lack of a Heritage Impact Assessment as highlighted by the World Heritage Site officer. 19/8/16			
PA16/06485	28/7/16	Mrs Anita Johnson DCH	Tree works to fell a Sycamore tree within a conservation area – Sycamore Tree feature number C021114006. Multiple defects and bark damage, growing close to wall. Long term future of tree untenable 20 Sea Lane, Hayle TR27 4LQ	N/A – for information only	Chris Williams  Awaiting Tree Officer comment.	N/A – decided under delegated authority		Decided not to make a TPO (TCA apps) 24/8/16	



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PA16/04480	29/7/16	Miss Elaine Adams	Listed building consent for gas installation  Flat 2 Market Court, Market Street, Copperhouse, Hayle	19/8/16	<p>Kirsty Smith</p> <p>Conservation Officer comments below:  <b>Comments:</b>                      Development Management Comments. (Historic Environment, CB).</p> <p>Listed building consent for gas installation; Flat 2 Market Court Market Street Copperhouse Hayle Cornwall TR27 4EA</p> <p>Listed Building Planning Advice. PA16/04480 10/8/16</p> <p>Thank you for consulting the Historic Environment (Planning) Service on this Listed building application for gas installation; Flat 2 Market Court Market Street Copperhouse Hayle. The building is Listed Grade II (No. 1160274). The site area also includes designations for Hayle Conservation Area, and the Cornwall World Heritage Site boundary. The following Listed building description is given:</p> <p>HAYLE MARKET SQUARE, (formerly Copperhouse Market - House) GV II 'Market house, now offices. Datestone 1839. Stuccoed front with dressed granite rustications. Grouted scantle slate hipped roof with wide eaves. Cast-iron ogee-section gutters. Plan: Rectangular plan, probably originally 2 principal rooms at the front flanking a</p>	HTC objects in support of the Conservation Officer's comments. 19/8/16			



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					<p>wide central entrance hall leading to stair hall. The front rooms were later fitted with shopfronts but replaced with masonry and windows in original positions in the C20. Later additions at rear. Exterior: Symmetrical 5 window north front with wide central elliptically-arched doorway. Ashlar plinth, ashlar quoin pilasters and ashlar doorway with granite voussoirs; rusticated jambstones; first floor sill band and square granite eaves cornice. C20 doors and hood. Circa mid C20 2-pane horned sashes in C20 replica openings to ground floor and original openings to first floor. Interior: not inspected'.</p> <p>This listing description was made in 1988, presumably after the building was converted into flats above the ground floor in 1986. The installation of a copper gas pipe externally after connecting to the gas mains nearby under the road, up the north east road facing elevation ground floor to feed into the appropriate flat is NOT recommended. This would negatively impact the setting and character of this facade of the entire building.</p> <p>It is recommended that alternatives are sought for the installation of a new gas central heating supply. Perhaps one alternative is to replace the existing gas boiler with a newer version – which would be more efficient etc and have future guarantees. The existing gas supply is in place as is the supply to</p>				
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					<p>each of the flats. There would be minimal impact to the building either externally or internally. Perhaps a second alternative, if a separate supply is preferable, is for the gas pipe to be routed from the street supply into the shop below, then up the inside of the wall into the flat – this would cause slight damage to the building but would not negatively impact the façade of the building – as does the existing proposal.</p> <p>It is recommended that an alternative scheme is proposed which does not cause harm to the setting and character of the building.</p> <p>The application has been considered; there are no further historic environment observations to make in respect of this proposal.</p> <p>Where any specific issues arise in relation to the impact of the proposal on the Conservation Area please re-consult the Historic Environment (Planning) Service.</p> <p>Note from Kirsty Smith</p> <p>I have forwarded the CO comments to the applicant and hope for an alternative scheme.</p>				
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PA16/06345	1/8/16	Mr Peter Haddock, Hayle Harbour Authority Operations Ltd	Listed building consent to repair partial wall collapse of a 6 metre length of Carnsew Quay  Carnsew Quay, South Quay, Hayle TR27 4HU	22/8/16	Adam Carlyon	HTC strongly supports this application. 19/8/16			
PA16/06865	1/8/16	Mr and Mrs I Davy	Conversion of sun room to dining room and enclosing living room with bi-fold doors  21 Forth An Tewennow, Phillack, Hayle	22/8/16	Chris Williams  Modest alterations and additions to concealed rear of dwelling. Likely approval.	No objection 19/8/16		Approved 25/8/16	
PA16/06757 and Listed Building Consent PA16/06758	2/8/16	Ms Louise Gratton	Installation of a platform to operate between the ground and first floors enabling full access to facilities for the less able  Passmore Edwards Institute, 15 Hayle	23/8/16	Adam Carlyon	HTC strongly supports this application. 19/8/16  <b>It was resolved</b> to ask for this application to be called in to CC Committee if CC disagree.	Yes		



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			Terrace, Hayle TR27 4BU			HTC's views to be represented by Cllr Coad.			
PA16/07127	2/8/16	Mr and Mrs K Hosking	Erection of a porch extension  2 Pulsack Court, Pulsack, Connor Downs TR17 5DQ	23/8/16	Lee Viner  No overlooking of neighbours' properties and design is in keeping and does not overbear or overshadow neighbouring properties.	No objection 19/8/16			
PA16/06814	3/8/16	Mr James Mait	Rebuild existing store with bedroom extension over  8 Riverside Mews, Angarrack TR27 5JD	24/8/16	Chris Williams  Proposed extension remains subservient and of a form considered suitable and respecting that of the main dwelling and the locality. It is apparent that the garage has previously been converted to a store. Likely approval.	No objection 19/8/16		Approved 25/8/16	
PA16/06296	5/8/16	Mr Ben Pearce, Pearce Fine Homes Ltd & St Piran Homes Ltd	Forty-three dwellings (including thirteen affordable dwellings (30%)) with estate road and all associated works  Land Southeast Of Loggans Road, Hayle TR27 4PL	26/8/16	Chantal McLennan  The site lies on the edge of Hayle in a sustainable location. I have however not visited the site to assess this in full detail. I am currently awaiting a number of consultee responses.  <b>HTC's comment submitted 19/8/16:</b>	See column to left for HTC's comment.  <b>It was resolved</b> to ask for this application to be called in to CC Committee if CC disagree. HTC's views to	Yes – see column to left for details. 19/8/16		



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					HTC objects strongly to the application on the following grounds: a) it conflicts with the emerging Neighbourhood Plan's Policy H6 regarding access and support (supported by 90.6% of respondents in a public survey); b) highways concerns; and c) it affects the curtilage of an historic listed building.	be represented by Cllrs Coad, Bennett, Ninnes and/or Farrar.			
PA16/06106	10/8/16	Mr and Mrs Malcom McCutcheon	Demolition of existing holiday chalet and construction of new holiday chalet Penrose, F56 Riviere Towans, Phillack, Hayle	31/8/16	Adam Carlyon	No objection 19/8/16			
PA16/06298	10/8/16	Mrs Debbie Waller and Mr Roy Waller	Proposed single dwelling in accordance with previous approvals PA13/00608 and W1/09-1364 Land Adj to 5 Grist Lane, Angarrack, Hayle	31/8/16	Adam Carlyon	No objection 19/8/16			