



HAYLE TOWN COUNCIL

Planning Applications (App A)

18 September 2014

App. N ^o	Date received	Applicant	Application details and Location	Date for comments	CC Officer and Comments	HTC Decision and Date sent to CC	To go to CC Cmtte	CC Decision and date Rec'd	Report CC Decision to HTC
PA14/07342	18/8/14	Mr D Burrows	<p>Application Reference Number: PA11/02778 Date of Decision: 12/08/2011 Condition Number(s): 2 Conditions Removal: See supporting statement</p> <p>Land South of 78 Commercial Road, Hayle TR27 4DH</p>	4/9/14 – extension req'd 19/8/14 - approved	<p>Zoe McAden</p> <p>Planning officer has responded to say that the matter is yet to be determined.</p>	<p>HTC objects because nothing has changed from the original application and consequently the property still falls within the reason for the condition – that ‘...the layout of the site would not be appropriate for a separate dwelling house use...’ – submitted online 19/9/14</p>			
PA14/07379	20/8/14	Ms Birgit Thull DCH Group	<p>Convert existing grass/skip loading area into six car park spaces</p> <p>Land at Loggans Way, Loggans, Hayle</p>	8/9/14 – extension req'd 20/8/14 - approved	<p>Martin Jose</p> <p>In principle the provision of extra parking spaces on this area of verge is acceptable however this needs to be balanced with any impact upon the adjacent neighbor. This could be addressed through appropriate screening to prevent impacts from</p>	<p>No objection – submitted online 19/9/14</p>			



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					lights. The Highway Officer raises no objection.				
PA14/01732	26/8/14	IFMS	Proposed change of use from garden to car parking area 56 Commercial Road, Hayle TR27 4DH	10/9/14 – extension req'd 26/8/14	Steve Diment	Hayle Town Council objects on grounds that it does not maintain or enhance the Conservation Area – submitted online 19/9/14			
PA14/07582	26/8/14	Shell Oil Products Ltd	Demolition of existing sales building. Construction of new sales building, bin store and car parking. Existing forecourt canopy cut-back. Shell Hayle, Carwin Rise, Loggans, Hayle	11/9/14 – extension req'd 26/8/14	Steve Diment	No objection – submitted online 19/9/14			
PA14/07583	26/8/14	Shell Oil Products Ltd	Advertisement consent to display 5no. fascia signs Shell Hayle, Carwin Rise, Loggans, Hayle	11/9/14 – extension req'd 26/8/14	Steve Diment	No objection – submitted online 19/9/14			



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PA14/06859	26/8/14	Mrs D Bodilly	Veranda extension Bronvellan F75 Riviere Towans, Phillack, Hayle	11/9/14 – extension req'd 26/8/14 and approved	Chris Williams Minor alterations and additions that raise no issues of concern. Likely approval.	No objection – submitted online 19/9/14		Approved 19/9/4	
PA14/07896	26/8/14	Mr and Mrs G and S Jacka and Uren	Construction of a dwelling with integral garage. Land West of Trevassack Manor Park, Trevassack Hill, Hayle	12/9/14 – extension req'd 26/8/14 and approved	Martin Jose This application was subject to pre-application consultation which supported an affordable dwelling given it is on the edge of the town and would be adjacent to existing affordable housing. However the application is for an open market dwelling and this is therefore not supported. Should the applicants agree to limit it to being an affordable dwelling we could support it in principle.	HTC has no objection due to the existing surrounding housing developments close to the site and the Council believes that therefore the affordable housing policy does not apply in this case – submitted online 19/9/14			
PA14/07889	27/8/14	P and H Development s Ltd	Construction of two, two storey dwellings and garages 2 Caroline Row, Ventonleague, Hayle	12/9/14 – extension req'd 28/8/14 and approved	Phil Brookes The baseline position for developing this site is that the principle of erecting two 2* story dwellings was established by the outline planning approval granted under reference PA13/01763. Therefore	HTC expresses no view on this application, but wishes to record that it believes that the site is or may be landlocked and			



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					<p>notwithstanding the outcome of the current application, the fallback position is that subject to a satisfactory landscaping scheme and an appropriate finish to the earlier approved dwellings then that scheme can be implemented.</p> <p>There are objections to the current proposal from neighbours who consider that the applicant has no right of access to the site off the service lane to the north. However, no evidence has been submitted by any party to back that supposition and notwithstanding that fact, land ownership issues are a civil matter and are not in themselves a material planning consideration. However, if it transpires that the access lane is private property then the applicant runs the risk of not being able to implement the scheme even if they get planning approval.</p>	<p>there is no right of way and the access issue is unresolved – submitted online 19/9/14</p>			
PA14/07720	29/8/14	Mr Damon Horrocks	Amended Design for New single dwelling, known as Plot 3 in the context of	16/9/14 – extension req'd	Phil Brookes No objections.	No objection – submitted online 19/9/14			



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			approval PA13/05643 The Old Press, Penpol Avenue, Hayle	29/8/14 and approved					
PA14/08162	02/9/14	Mr Dean Clues	Installation of external wall insulation and creation of a hardstanding parking area 5 Trelawny Place, Copperhouse, Hayle	18/9/14 – extension req'd 2/9/14 and approved	Chris Williams Minor alterations/additions that raise no issues of concern by way of visual impact, highway safety, or impact upon neighbouring properties. Likely approval.	No objection – submitted online 19/9/14			
PA14/07170	5/9/14	Mr Peter Chown	Convert existing first floor flats into two smaller flats; both self-contained and occupying the existing footprint of flat 3. Unit 3, Foundry House, Foundry Square, Hayle	23/9/14	Steve Diment	No objection – submitted online 19/9/14			
PA14/07171 (see 07170 above)	5/9/14	Mr Peter Chown	Listed building consent – as above Unit 3, Foundry House, Foundry Square, Hayle	23/9/14	Steve Diment	No objection – submitted online 19/9/14			



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PA14/08136	5/9/14	Mr and Mrs Hollow	Two storey extension to existing dwelling 4 Loggans Walk, Loggans, Hayle	22/9/14	Chris Williams Although a relatively large addition, the proposed extension is regarded to be of a scale and form that respects that of the main dwelling and surrounding development. With regard to potential impact upon neighbouring properties, Although the extension is likely to result in some increase in the levels of overbearing and loss of light, due to the design of the extension together with its location relative to surrounding properties and the path of the sun, this increase is not considered to be of such detriment as to warrant refusal of the application. Likely approval.	HTC objects because of overdevelopment, it would be overbearing and would set a precedent – submitted online 19/9/14		Approved 25/9/14	
PA14/08523	11/9/14	Mrs Valerie Donovan	Retention of existing house and garage (as approved previously under PA/07/P/0870/F) The Beach House, 43-45 Riviere Towans, Phillack, Hayle	30/9/14	Phil Brookes No objections	No objection – submitted online 19/9/14			



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PA14/07907 and PA14/07908 (listed building consent)	11/9/14	Mr Michael Whitburn	Demolition and replacement of extensions to the dwelling, and installation of solar panels 40 Trelissick Road, Hayle TR27 4HY	30/9/14	Kirsty Smith The applications are as a result of consultation with the Conservation Officer, the proposed scheme is considered to enhance the listed building. The extensions to the dwelling were created prior to the listing and the proposed which breaks up the mass of the extensions with glazing will create a usable space for the family who share the property and care for elderly relatives.	No objection (to both) – submitted online 19/9/14			
PA14/06938	11/9/14	ASDA Stores Ltd	Display of advertisement signs South Quay, Hayle TR27 4NQ	26/9/14	Jeremy Content Much time has been spent with Asda in thinning out the signage. Where possible signs will share poles and are attached to the wall or windows rather than being on poles. Use of wall mounted banners minimised. Trolley bays are a minimal construction.	HTC supports this application, with the exception of sign location point 14 as the Council does not wish advertising material to be visible from Penpol Terrace, taking into account it is within a →	Conservation Area and a World Heritage Site – submitted online 19/9/14		