



| App. N <sup>o</sup> | 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 Cmtc | CC Decision and date Rec'd | Report CC Decision to HTC |
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| PA13/11655          | 20/1/14       | Mr and Mrs P Taylor | Erection of a raised balcony on the front<br><br>Morwenna, B6 Riviere Towans, Phillack, Hayle | 6/2/14 – extension req'd<br>22/1/14 and approved | Sarah Dyke<br><br>I have visited the site and made an assessment of potential visual/amenity impact. I can supply you with site photographs if this would help for your meeting.<br><br>I note that the existing chalet is two storeys high, which I was surprised to see as this is quite unusual for this location. Whilst the balcony would be at first floor, the chalet is situated on uneven land which rises to the front (making it appear more like a single storey structure when viewing from the north) and there are other glass balcony structures scattered across the park. A glass balcony structure would not appear out of keeping in this setting.<br><br>The chalets in this location are already overlooked to some degree. This is expected given that they are holiday buildings with no private gardens. It is noted that the balcony would increase the likelihood of overlooking, but given the existing | No objection – submitted online 21/2/14 |                  | Approved 24/2/14           |                           |



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|                           |                      |                    |   |  | situation I do not consider that the use of the balcony would result in such significant additional overlooking to warrant refusal of the application.   |  |                          |                                   |                                  |
| PA14/00425                | 22/1/14              | Mr Julian Phillips | Single storey rear extension and solar panels to south elevation<br><br>12 Carwinard Close, Angarrack, Hayle  | 7/2/14 – extension req'd<br>22/1/14 and approved<br>23/1/14 – email comments<br>21/2/14  | Chris Williams<br><br>Modest and acceptable alterations/additions that raise no significant issues of concern. Very likely approval  | No objection – submitted online<br>21/2/14   |                          | Approved<br>24/2/14               |                                  |
| PA14/00347                | 23/1/14              | Mr M Whitton       | Construction of replacement rear extension, with balcony on North elevation. Demolition of existing and construction of a replacement garage. Associated works.<br><br>67 St Georges Road, Hayle TR27 4AL | 10/2/14 – extension req'd<br>23/1/14 and approved<br>24/1/14 – email comments<br>21/2/14 | Chris Williams<br><br>Although the rear extension may be regarded as relatively large, it remains subservient and is considered to be of a form that respects the host property. The proposed garage remains single storey and the inclusion of a pitched roof is considered an improvement over the existing structure. The proposed replacement porch and patio/decking are regarded as minor and acceptable alterations. The application further allows for the | No objection. Hayle Town Council commends the plans which were very clear. The comments from the Planning Officer were also very helpful – submitted online<br>21/2/14 |                          | Approved<br>21/2/14               |                                  |



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|  |  |  |  |  | <p>retention of adequate off-road parking.</p> <p>With reference to the residential amenities of the occupiers of the neighbouring properties, the proposal is not considered to raise any significant issues of concern beyond that existing. Although the proposed rear balcony is likely to result in some increase in overlooking, given the recessed nature of the structure, together with absence of any objections from the occupiers of neighbouring properties, this increase is not considered to be of such detriment as to warrant refusal of the application. With regard to overbearing and loss of light, although this is again likely to increase in relation to adjacent properties, due to the design and scale of the extension together with its proximity relative to surrounding dwellings, any additional overbearing and loss of light allowed by the proposal are considered negligible. Likely approval</p> |  |  |  |  |
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# HAYLE TOWN COUNCIL

## Planning Applications (App A)

20 February 2014

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| PA14/00421          | 23/1/14       | Mr David Arnold | Felling of a eucalyptus<br><br>5 Millpond Avenue,<br>Hayle TR27 4HX   | FYI only – decided under delegated authority      | Zoe McAden<br>We have already determined this one, but you might like Oliver's comments:<br>Thank you for your consultation. I visited the site on the 27th January 2014 and my comments are as follows: The tree which is the subject of the notice provide a positive contribution to the setting of the Conservation Area, but is not of significant amenity value. The tree is overbearing on the tree owners and neighbouring property, and has a slightly one sided pattern of crown growth, probably as a result of winter cold damage. The twin stem union at the base of the tree is not ideally formed. On the basis of the above, I would not recommend the placement of a Tree Preservation Order.<br>Oliver Bennett, Tree Officer | N/A  |                  |                            |                           |
| PA14/00149          | 31/1/14       | Mr Rob Johns    | Advertisement consent for the display of 3 non illuminated signs<br>Unit 24 March Lane<br>Industrial Estate,<br>Hayle | 18/2/14 – extension req'd<br>31/1/14 and approved | Martin Jose  | No objection – submitted online<br>21/2/14 |                  |                            |                           |



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| PA14/00150     | 31/1/14              | Mr Rob Johns      | Change of use to D2 Leisure Facility (proposed fitness gym and well being centre)<br><br>Unit 24 Marsh Lane Industrial Estate, Hayle | 18/1/14 – extension req'd 31/1/14 and approved | Martin Jose  | No objection – submitted online 21/2/14  |                         |                                   |                                  |
| PA14/00779     | 3/2/14               | Mr T Hume-Rothery | Erection of a single storey rear extension<br><br>11 Mount Pleasant, Hayle Tr27 4LD  | 19/2/14 – extension req'd 4/2/14 and approved  | Chris Williams<br>Proposal follows the withdrawal of the previous application PA13/07921 due to concerns over the loss of light/overbearing impact upon an adjacent neighbouring property. Current proposal is a single storey extension that has addressed these concerns and that is considered to preserve the character and appearance of the Conservation Area. Likely approval | No objection – submitted online 21/2/14  |                         | Approved 28/2/14                  |                                  |
| PA14/00581     | 3/2/14               | Mr R McConnell    | Erection of a Marine VHF Radio Aerial Mast Adjacent to the South Wall of the Wave Hub Ltd HV Substation                              | 20/2/14 – extension req'd 4/2/14 and approved  | Phil Brookes<br><br>No objection   | Hayle Town Council strongly supports this application – submitted online 21/2/14 |                         | Approved 28/2/14                  |                                  |



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| PA14/00699 | 3/2/14 | Ms C Tetlow, Asda Stores Ltd | Variation of condition 30 attached to decision notice PA12/10064 to allow up to 40% of the foodstore's net retail sales area to be used for comparison goods<br>Suggested amended wording: "The net retail sales area of the permitted supermarket shall not exceed 2550 (two thousand five hundred and fifty) square metres, with no more than 40% (1020 square metres) of the net sales area to be used for the sale of comparison goods. For avoidance of doubt net retail sales area means all areas of the store to which the public has access but | 19/2/14 – extension req'd<br>4/2/14 and approved | Jeremy Content<br><br>Concern that a retail impact assessment has not been submitted. Some of the assumptions made in the Planning Statement are open to question. GVA Grimley have been asked to look at this proposal and provide a comment. | Hayle Town Council defers commenting until further information and full details from GVA Grimley are available. The Town Council would like to be consulted again when this information is available. |  |  |  |
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**HAYLE TOWN COUNCIL**

**Planning Applications (App A)**

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|                |                      |                   | excludes the lobby area, tills, areas behind counters, restaurant and toilets.”<br><br>Land At South Quay, Hayle   |                          |  |  |                         |                                   |                                  |
| PA13/11638     | 5/2/14               | Palm Beach UK Ltd | Demolition of existing hut and erection of 13 no apartments, ancillary waste management, underground car parking and bicycle store<br><br>4-6 Carnsew Road, Hayle TR27 4HN | 21/2/14                  | Jeremy Content (Some documents in addition to those held in the HTC office are available to view online.)<br><br>Early days but given past appeal approval this application is likely to be acceptable subject to scale of development not increasing significantly and design remaining as at least the same quality.<br><br>Environment Agency support will be essential given basement car parking. | No objection. Let it be recorded that Councillors John Bennett and Clive Polkinghorne voted against the ‘no objection’ proposal – submitted online 21/2/14 |                         |                                   |                                  |



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| PA13/08957          | 13/2/14       | Devon & Cornwall Housing Group | 12 Affordable Flats, Garage Site Off Trevithick Crescent, Hayle<br><br>Amended drawing for plots 1-4.                  | 21/2/14                                      | Andrew Golay<br><br>Amended drawing for plots 1-4 of the planning application (HTC had comment of 'no objection' when the application came before it on 7/11/13). Done to improve the level of overlooking which occurred to the nearest neighbours and also to try to improve the street scene through the new layout. | No objection – submitted online 21/2/14 |                  |  |                           |
| PA14/01028          | 13/2/14       | Mr J Broughton                 | Crown lift 4 Pines, removal of 2 Pines and removal of a branch on a Pine<br><br>The Garden House, Penpol Avenue, Hayle | FYI only - Decided under delegated authority | Sara De Barros  | N/A                                     |                  | Decided not to make a TPO (TCA apps) 28/2/14 |                           |