



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
PA14/00618	14/2/14	Mrs Charlotte Barden-Lees	Demolition of light industrial building and construction of two dwellings J A Roskelly & Son, 19 Penmare Terrace, Hayle	5/3/14 – extension req'd 14/2/14 and approved	Martin Jose The proposed building is a re-submission which has sought to reduce the height and massing of the proposed building. There is a mixture of age and style buildings in the area which have a range of building heights. The proposal will provide for additional housing in this sustainable location such that in principle the proposal is acceptable. Discussions are ongoing with the Environment Agency in order to resolve any flood risk issues.	No objection, subject to a satisfactory Environment Agency flood risk assessment – submitted online 21/3/14.			
PA14/01263	21/2/14	Mr Peter Dann, P and JD Property Development s Ltd	Erection of a dwelling (amended design to PA12/05197) 77 Queensway, Hayle TR27 4NL	12/3/14 – extension req'd 25/2/14	Phil Brookes	HTC objects on the grounds of over-development of a constrained site. It does not enhance or preserve the Conservation Area – submitted online 21/3/14.			
PA14/01549	24/2/14	Mr Richard Lee	Construction of single storey	13/3/14 – extension	Chris Williams	No objection – submitted online			



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			extension to rear of property with raised decking, new dormer to rear and entrance porch/conservatory at front of property 27 St Georges Road, Hayle TR27 4AL	req'd 25/2/14 and approved		21/3/14.			
PA14/01542	28/2/14	Mrs Averil Jarvis, The Cinnamon Trust	Construction of one and a half storey extension to existing office building. Cinnamon Trust, 10 Market Square, Hayle	19/3/14 – extension req'd 28/2/14 and approved	Martin Jose Proposed extension is for existing established business. Will involve loss of some parking but some additional spaces will be created to the front of the building. The site is located in the Town Centre area such that it is in a sustainable location. The application can be supported as it will continue to provide employment and will not adversely impact upon the character of the area.	HTC fully supports this application – submitted online 21/3/14.			
PA14/00806	3/3/14	Mr Roger King	Proposed development of four one bedroom flats Rear of 77 Fore Street, Copperhouse, Hayle	21/3/14	Phil Brookes	No objection – submitted online 21/3/14.			



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PA14/01655	3/3/14	Mr & Mrs Morse	Extension of existing bungalow and conversion of existing garage into living accommodation and construction of new garage Heva, Riviere Towans, Phillack, Hayle	20/3/14 – extension req'd 11/3/14 and approved	Chris Williams	No objection – submitted online 21/3/14.			
PA14/01702	3/3/14	Mrs Judith Ryder	To remove a neglected Leylandii hedge, which consists of 35 trees, approx height of which is 12 feet Bodriggy House, 21 Sea Lane, Hayle	21/3/14	Chris Williams	No objection – submitted online 21/3/14.			
PA14/01722	10/3/14	Mr D R Spencer	Amended plans to application PA13/09579 (two storey extension) 18 Bodriggy Street, Hayle TR27 4NB	27/3/14	Chris Williams	No objection – submitted online 21/3/14.			



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PA14/01485	13/3/14	Mr Luke Saxby	Demolition of existing mundic bungalow and proposed construction of 2 new detached bungalows and associated works.	1/4/14	Martin Jose Proposal is a re-submission of a scheme that was refused at planning committee. The dwelling to the rear has been reduced in height and takes up a smaller footprint. The ridge height is 4.9m with a hipped roof such that when taken in consideration with the positioning on the plot the proposal will not cause any unacceptable impacts upon adjacent occupiers. Approval is recommended.	HTC supports this application – submitted online 21/3/14.			
PA14/00699	3/2/14 Discussed 20/2/14 but added to this agenda as further comments from planning officer are now available	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 Suggested amended wording: "The net retail sales area of the permitted supermarket shall not exceed 2550 (two thousand five		Jeremy Content GVA were asked to provide a comment as part of their consideration of the Marsh Lane application. GVA raised three initial points: 1) Was the applicant's assessment made on the basis of the latest Experian retail data. The answer to this is yes. 2) Is the assessment robust as the	HTC objects strongly because this would have a detrimental impact on local traders on the high street. HTC reminds Cornwall Council that the whole scheme was 'finely balanced' at the 20/80 % split of the original planning			



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			<p>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 excludes the lobby area, tills, areas behind counters, restaurant and toilets.”</p> <p>Land At South Quay, Hayle</p>		<p>retail data on travel patterns used comes from the 2012 Cornwall Retail Study which is not as up to date as could be. This aspect is still under consideration.</p> <p>3) Question as to whether the reduction in convenience floor space will still enable Hayle residents to complete a main food weekly shop without the need to still go to Penzance or CPR. The answer to this is yes. The proposed Asda convenience floor space on a 60%:40% split would be 1530 sqm.</p> <p>The proposed Morrisons store had a convenience floor space of 1486sqm and this was assessed at the time by GVA as meeting the local need for a main weekly food shop and would address leakage to other towns.</p>	<p>permission, which was granted on that basis. It is HTC’s belief that Cornwall Council would not have passed the original application had a 40/60 % split been requested. HTC believes that the case for variation of this condition is not proven – submitted online 21/3/14.</p>			