



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
PA15/02418	16/4/15	Mr John Noakes	Listed building consent to change ground floor sash window glass, from single glazed to west country heritage glass 63 Penpol Terrace, Hayle TR27 4BH	5/5/15 – extension req'd and approved	<p>Kirsty Smith</p> <p>The site consists of a mid terrace cottage, a grade II listed property. The proposal seeks to replace a window, the current window a single glazed sash window is proposed to be replaced by a double glazed heritage sash window.</p> <p>The accompanying statement for the application sites disturbing noise from the highway as reason for the proposed change, stating the proposed will not be noticeable from outside of the building.</p> <p>The Listing for 63-66 Penpol Terrace describes the ground floor windows as C20 and from site inspection the window is a plain single glazed wooden window, the replacement has three rows of six small panes of glazing to mimic and match the above timber window.</p> <p>Historic windows are often one of the most significant contributions to a historic buildings interest and</p>	HTC Supports the comments of the officer and the decision she makes following receipt of the plan. – submitted online 22/5/15.			



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					<p>importance, and to the character and appearance of conservation areas. As a rule historic windows should be repaired, or if beyond repair should be replaced on a like for like basis.</p> <p>The proposed a slim lite, heritage double glazed timber unit which compliments the wooden window above will accord with the local planning authority's statutory duty under sections 66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 because it would preserve the special architectural and historic interests of the listed building and would preserve or enhance the character or appearance of the Conservation Area.</p> <p>The Conservation officer confirms that the proposed replacement of the window does not appear to be necessary or justified from the rudimentary information submitted and that there are alternative options which do not appear to have been explored, such as secondary glazing, which can be designed to have</p>				
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					<p>minimal visual impact using discrete frames and is a reversible intervention.</p> <p>On balance with the C20 listing and proposed design the replacement window is supported, however a 1:10 section profile of the window to illustrate the dimensions of glazing bars is requested and the decision will not be issued until the dimensions are confirmed via a section plan.</p>				
PA15/02777	22/4/15	Mr Matthew Stead, Linden Homes South West	Proposed residential development of 222 dwellings, associated public open space and provision of land to facilitate the expansion of Penpol Primary School Land SSE of Penpol School, St George's Road, Hayle	12/5/15 – extension req'd and approved	Jeremy Content Application is the same as previously submitted PA14/09315 which is now at appeal.	*see below for HTC's resolution – submitted online 22/5/15.	Yes, the Mayor to represent HTC.		



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PA15/03752	27/4/15	Mr Davis	Works to trees subject to a tree preservation order. Removal of one ash and two sycamore trees 50 Trelassick Fields, Hayle TR27 6HZ	14/5/15 – extension req'd and approved	Zoe McAden Application has been withdrawn today following on from comments from Oliver Bennett. Note: the Ash tree is not protected and it may be felled without permission. Other options are being explored in relation to the two sycamores. 18/5/15	N/A		Withdrawn 15/5/15	
PA15/03669	5/5/15	Mr Phil Ellis, Bowmer & Kirkland	Reserved matters application for the creation of new footpath through Isis Gardens, connecting Foundry Square to the public realm and development on South Quay South Quay, Hayle	20/5/15 – extension req'd	Phil Brookes I am currently negotiating with the applicant with regard to the planting scheme.	HTC objects to the crossing and refuge to Lloyds Bank on the grounds of safety and asks that the crossing to the Salt Bar be retained and requires another from Isis Gardens to the Spar. The Town Council also regrets the loss of the raised table traffic calming originally proposed and			



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						asks that other traffic calming measures be considered. – submitted online 22/5/15.			
PA15/01154	8/5/15	Mr and Mrs D and S Whitehead	Erection of Dwelling and Garage and Associated Works Land at Rear of 70 Commercial Road, Hayle	26/5/15	Steve Diment	HTC does not object to the principle of construction of a property in the back garden, provided the access issues can be resolved. -submitted online 22/5/15.			
PA15/03787	13/8/15	Aurora Land and Design Ltd	Proposed residential development of 148 dwellings and associated works Land Off Trevassack Hill, Hayle	1/6/15	Chantal McLennan The proposal has been subject to some pre-application discussions. Subject to no adverse comments from consultees the proposal is acceptable in principle.	Hayle Town Council supports the application with the additional conditions that 1) open space funding in the Section 106 is to be spent in Hayle, 2) there is provision			



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						within the estate for the drop off and pick up of children and 3) traffic calming throughout the estate is added for the safety of pedestrians, especially children. The Town Council applauds the fact that there is 40% affordable housing in this application – submitted online 22/5/15.			

***Re: PA15/02777**

It was resolved unanimously that Hayle Town Council objects strongly to planning application PA15/02777 on the following grounds:

- the National Planning Policy Framework presumption in favour of development of brownfield land and the emerging Neighbourhood Plan’s prioritisation of other sites over this one;
- loss of agricultural land;
- harm to the setting of listed buildings and the Conservation Area;



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- harm to the setting of the World Heritage Site (including the objection of English Heritage);
- failure to meet the 40% affordable housing requirement and the risible 15% offered (even though another development at the other end of the town had complied with 40%);
- in the spirit of localism weight should be given to local opinion, which was overwhelmingly against this application;
- Hayle Town Council’s disagreement with Cornwall Highways’ traffic impact assessment, especially at Foundry Square;
- although land was being given for school development no education contribution was being paid and the land offered would not be sufficient for future expansion;
- it appeared that it was not a coincidence that this and other developments were coming forward before the Community Infrastructure Levy, which would provide the town with £2,000 per dwelling, was in place;
- light pollution would be a significant issue;
- drainage was unsatisfactory, does not take account of the poor state of very old drains, sewage is already leaking into the harbour and flooding is likely.
- the failure to demonstrate compliance with the ICOMOS/UNESCO World Heritage Committee’s draft decision: 39 COM 7B.86, especially (see point 7) that ‘details for...any substantial future projects in the [World Heritage Site] property or its immediate and wider setting be submitted, together with HIAs, to the World Heritage Centre as soon as possible, and that adequate time be allowed for a thorough review of each project by the Advisory Bodies prior to approval of any construction and development.’
- not enough attention has been paid to the design of the buildings to reflect the nature of the town appropriately, nor with regard to the Cornwall Design Guide.

Please note that the last two grounds for objection are additional to the first 11, which were also submitted regarding the original planning application PA14/09315.