



**HAYLE TOWN COUNCIL**

**Planning Applications (App A)**

**16 March 2017**

<b>App. N°</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>
PA17/00790	10/2/17	Mr J Brighton	To change the design and alter the height of roof and installation of 3 rooflights  60B Hayle Terrace, Hayle TR27 4BT	3/3/17 – extension req'd and approved	Lee Viner  [Letters of 'support/no objection' copied to HTC by Mrs Williams (58) and Mrs William's son, Mr Roskilly.]	No objection – 17/3/7		Approved 23/3/17	
PA16/11615	16/2/17	Ms A Jenkin	Construction of 3 affordable flats  Land South Of Tewynn Court, Kernick Way, Loggans, Hayle TR27 5FE	9/3/17 – extension req'd and approved	Phil Brookes  The revised proposal before the Town Council is for 3 single storey units. There are no objections to the proposal from the Councils Highways officer on any highways issues. As the scheme is for single storey units it is considered that any issues of overlooking could be addressed by appropriate boundary treatments. There are no objections in principle to the current proposal.  [HTC considered this application (for 4 flats) previously and objected on the following grounds:	HTC objects on the following grounds: overlooking from middle single storey dwelling and in the absence of concrete proposals we are unconvinced that boundary treatments will solve the overlooking problem; inadequate car parking	Yes, Cllr Farrar (if available) to represent HTC's view if it is called in.		



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					<p>'The proposed two storey property is overbearing and overlooks its neighbours; there is inadequate car parking provision; there are potential traffic issues; and the plans are misleading. The proposed development is generally insensitive and is over-development of the site.' The town council also asked for it to be called in in the case of disagreement.]</p>	<p>provision therefore overdevelopment of the site. In our view there is only room for two dwellings on this site; and conflict between pedestrians and vehicular traffic at the entrance to the site. If planning officers are minded to approve this application the town council asks that it be called in to the Planning Committee – 17/3/17</p>			
PA17/01623	22/2/17	Mr and Mrs M Yendell	Proposed two-storey side extension  12 Riverside, Angarrack TR27 5JD	15/3/17 – extension req'd and approved	Chris Williams	No objection – 17/3/17		Approved 30/3/17	



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PA17/01462	24/2/17	Mr A Whatley	Demolition of the existing flat roofed extensions, with reconstruction in cavity block and timber frame, to accommodate bathroom and an additional bedroom under a pitched roof. Lean-to glass sun room added to ground floor. Alteration of the existing window opening in the master bedroom to match the aspect ratio of first floor windows in extension. Further reconstruction work of single storey entrance lobby and utility/WC, to include footprint of existing attached outbuilding	17/3/17	Sarah Dyke	No objection – 17/3/17		Approved 30/3/17	



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			18 Strawberry Lane, Hayle TR27 5JS						
PA17/01551	28/2/17	Dr Leanne Sawle	Gas installation for heating and hot water  Flat 3 Market Court, Market Street, Copperhouse, Hayle	21/3/17	Lee Viner	No objection to Option 2 as per the Heritage Assessment photographs – 17/3/17		Approved 6/4/17	
PA17/01619	28/2/17	Mr and Mrs Beaney	Amendments to existing approved one bedroom dwelling to provide a two bedroom dwelling  Land opposite 70 Madison Close, Hayle	21/3/17	Peter Gregory  No objection as internal revisions to recently approved application (PA16/10580) to provide second bedroom. Only external change is the provision of a means of escape window in the north elevation to serve the 2 <sup>nd</sup> bedroom. This will be obscure glazed and secured by a planning condition – to protect the privacy of adjoining residents.	No objection – 17/3/17			
PA17/01688	1/3/17	Mr & Mrs D & S Whitehead	Erection of dwelling and garage and associated works  Land to rear of 70 Commercial Road, Hayle	22/3/17	Phil Brookes  Site visit required. Highways officer offers no objections to the proposal.	No objection in principle but this council is concerned about the access issues – 17/3/17			



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PA17/01863	2/3/17	Mr D Cope	First floor and rear extension  1 Ash Drive, Hayle TR27 6PF	23/3/17	Chris Williams	No objection – 17/3/17		Approved 11/4/17	
PA17/01250	2/3/17	Mr Ben Pearce, Pearce Fine Homes Ltd & St Piran Homes Ltd	Forty-three dwellings (including 13 affordable dwellings (30%) with estate road and associated works  Land off Loggans Road, Loggans Road, Hayle TR27 4PL	23/3/17	Chantal McLennan  The development is considered acceptable in principle. The revised plan includes a revised visibility splay and proposes a footpath to the existing bus stop. With regards to the impact on the mill, a heritage statement has been submitted which concludes the proposal will have a neutral effect on the structure and not compromise its existing setting. The site does not adjoin the mill and therefore due to land ownership, it is not possible to improve the access to the mill. I have attached a copy of my pre-application response following withdrawal of the previous application for your information.  [HTC considered this application previously and objected strongly on the following grounds:	HTC objects on the grounds that the Cornwall Local Plan DPD has an allocation for housing and this site is not included; the emerging Hayle Neighbourhood Plan supports the DPD. If the planning officer is minded to approve this application the council asks for it to be called in to the Planning Committee – 17/3/17	Yes, Cllr Coad to represent HTC's view if it is called in.		



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					'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.' The town council also asked for it to be called in in the case of disagreement.]				
PA17/01775	8/3/17	Kier Living Ltd	<p>Non-material amendment (3) for minor external material adjustments to structural engineer co-ordination to PA16/00501 – residential development of 138 dwellings and associated highways works</p> <p>Land at Corner of Viaduct Hill and Trevassack Hill, Viaduct Hill, Hayle TR27 5HW</p>	17/3/17	<p>Chloe Pitt</p> <p>Amendments being sought are considered as non-material by the case officer.</p>	No objection – 17/3/17			