



App. N°	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
PA17/06431	21/7/17	Mrs S Crew	Change of use of outbuilding to form beauty salon 16 Copper Hill, Copperhouse, Hayle TR27 4LY	11/8/17 – extension req'd 25/7/17 and approved	Phil Brookes No objection in principle but need to carry out site visit.	18/08/17 No objection however Hayle Town Council would prefer to see businesses in retail areas and has concerns about parking in this congested private road.			
PA17/06303	24/7/17	Miss Marie Roberts	Outline planning permission with all matters reserved: Construction of a detached dwelling 48 Bodriggy Crescent, Hayle TR27 4NN	14/8/17 – extension req'd 25/7/17 and approved	Phil Brookes No objection. Outline planning permission for a single dwelling was previously granted in 2014 (PA14/01434) but has now expired.	18/08/17 No Objection.			
PA17/06814	26/7/17	Mrs E York	Veranda extension Lilliput, F63 Riviere Towans, Phillack, Hayle	16/8/17 – extension req'd 26/7/17 and approved	Kirsty Smith <u>Design</u> The existing property is a small holiday chalet located at Phillack, Hayle. The surrounding area comprises of holiday chalets with small curtilages and within close proximity with each other.	18/08/17 No objection.		Approved 21/8/17	



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					<p>The proposed development comprises a low veranda with a balcony around it to the existing dwelling. It would measure 3.9 m wide by 2.2m in depth. The veranda surface is non slip with a glass balustrade in stainless steel frame. These materials will complement the existing dwelling.</p> <p>Relevant Planning Constraints - None Relevant Planning Applications - None Balance of Considerations:</p> <p><u>Visual Impact</u> The proposed development, by virtue of its form, design and having finishes of stainless steel frame with safety glass panels to the balcony in keeping with the host dwelling will preserve and enhance the character of the existing dwelling and the visual amenities and landscape character of the surrounding area.</p> <p><u>Residential Impact</u> Although the proposed development may result in some loss of amenity to the</p>				
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					occupiers of neighboring units as a result of overbearing/overshadowing/overlooking it is not considered that the impact would, on balance, be so significant as to justify refusal of permission. This is because the holiday units are located within close proximity to each other and overlooking is exists to windows and garden areas.				
PA17/06450	26/7/17	Mr Gary Cartmell	<p>PA17/06450 Proposed demolition of existing 5-bed dormer bungalow, attached annexe and 1 bed self-contained flat and replacement with up to one 4 bed dwelling and one 2 bed dwelling - outline with all matters reserved</p> <p>Chycaron, 17 Road Between Churchtown Road and Riviere Towans,</p>	16/8/17 – extension req'd 26/7/17 and approved	<p>Phil Brookes No objection in principle. The proposal is for the replacement of the two lawful units on the site those being the main house and the one bed flat (which was approved in 1985).</p> <p>In the absence of any evidence to indicate otherwise I consider that the annexe and the caravan are ancillary accommodation to the main house rather than additional independent units.</p> <p>The proposal is for up to one 4 bed unit and one 2 bed unit and any subsequent reserved matters</p>	18/08/17 No objection.			



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			Riviere Towans, Phillack		application would have to demonstrate that the proposed scheme was not an overdevelopment of the site, i.e. depending on the design a scheme providing less accommodation might be more appropriate.				
PA17/06833	26/7/17	Mr Derek Sissons	External cladding to existing chalet Trezaren, B25 Riviere Towans, Phillack, Hayle	16/8/17 – extension req'd 26/7/17 and approved	Kirsty Smith <u>Design</u> The existing property is a small holiday chalet located at Phillack, Hayle. The surrounding area comprises of holiday chalets with small curtilages and within close proximity with each other. The proposed development comprises the addition of Marley Eternit composite weatherboard cladding to the exterior walls of the existing dwelling. The weatherboard is colored violet blue. These materials will complement the existing dwelling. Relevant Planning Constraints - None Relevant Planning Applications – None	18/08/17 No objection.		Approved 21/8/17	



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					<p>Balance of Considerations: <u>Visual Impact</u> The proposed external cladding, by virtue of its form, design and having finishes of violet blue coloured composite weatherboard to the external walls is in keeping with the host dwelling and other dwellings nearby, will preserve and enhance the character of the existing dwelling and the visual amenities and landscape character of the surrounding area.</p> <p><u>Residential Impact</u> Due to its nature external cladding, design, with colour matching other dwellings and location in relation to neighbouring properties it is considered that the proposal would have no significant impact upon the residential amenities of the occupiers of these properties through any overbearing relationship, overshadowing or overlooking.</p>				
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PA17/06635	3/8/17	Mr and Mrs Roger Phillips	Veranda extension to chalet Tamarisk, F48 Riviere Towans, Phillack, Hayle	24/8/17	<p>Kirsty Smith</p> <p><u>Description</u> The existing property is a small holiday chalet located at Phillack, Hayle. The surrounding area comprises of holiday chalets with small curtilages and within close proximity with each other. The proposed development comprises a raised veranda with a balcony and gate around it to the existing dwelling. It would measure 6 m wide by 3m in depth. The veranda surface is nonslip with a glass balustrade in stainless steel frame. These materials will complement the existing dwelling.</p> <p>Relevant Planning Constraints - None Relevant Planning Applications – None</p> <p><u>Visual Impact</u> The proposed development, by virtue of its form, design and having finishes of stainless steel frame with safety glass panels to the balcony in keeping with the host dwelling will</p>	<p>18/08/17</p> <p>No objection, however given that this extension is close to maximum limit, reference Hayle Neighbourhood Plan Policy NE5, Hayle Town Council would not like to see any further development applications for this plot.</p>		Approved 25/8/17	



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					<p>preserve and enhance the character of the existing dwelling and the visual amenities and landscape character of the surrounding area.</p> <p><u>Residential Impact</u> Although the proposed development may result in some loss of amenity to the occupiers of neighboring units as a result of overbearing/overshadowing/overlooking it is not considered that the impact would, on balance, be so significant as to justify refusal of permission. This is because the holiday units are located within close proximity to each other and overlooking is exists to windows and garden areas.</p>				
PA17/06828	3/8/17	Mr and Mrs Retter	<p>Veranda extension to chalet</p> <p>Desvera, F44 Riviere Towans, Phillack, Hayle</p>	24/8/17	<p>Kirsty Smith</p> <p><u>Description</u> The existing property is a small holiday chalet located at Phillack, Hayle. The surrounding area comprises of holiday chalets with small curtilages and within close proximity with each other. The proposed development</p>	<p>18/08/17</p> <p>No objection.</p>		<p>Approved 25/8/17</p>	



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					<p>comprises a slightly raised veranda with a balcony and gate around it to the existing dwelling. It would measure 3.4 m wide by 2.5m in depth. The veranda surface is non slip with a timber balustrade and hand rails. These materials will complement the existing dwelling.</p> <p>Relevant Planning Constraints - None</p> <p>Relevant Planning Applications – None</p> <p>Balance of Considerations:</p> <p><u>Visual Impact</u></p> <p>The proposed development, by virtue of its form, design and having finishes of timber hand rails with timber balustrade posts to the balcony in keeping with the host dwelling will preserve and enhance the character of the existing dwelling and the visual amenities and landscape character of the surrounding area.</p>				



HAYLE TOWN COUNCIL

Planning Applications (App A)

17 August 2017

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					<p><u>Residential Impact</u> Although the proposed development may result in some loss of amenity to the occupiers of neighboring units as a result of overbearing/overshadowing/overlooking it is not considered that the impact would, on balance, be so significant as to justify refusal of permission. This is because the holiday units are located within close proximity to each other and overlooking is exists to windows and garden areas.</p>				
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