



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
PA17/07217	11/8/17	Mr D Parker	Replacement lean to roof to North East elevation, erection of new porch and creation of 2 new first floor rooms under north-east elevation lean to roof Tredinnick House, 6 Commercial Road, Hayle	1/9/17 – extension req'd 14/8/17 and approved	<u>Chris Williams</u> Potential concerns at porch/scale of porch on conspicuous historic dwelling that is part of the Hayle vernacular and that has links to the development of the town in the WHS period. The proposed first floor front elevation-facing casement window is at odds with the traditional sash windows in this elevation. Potentially acceptable with a suitably reduced porch and revised window/s to front elevation-facing window/s, but awaiting comments of WHS office.	No objection, dependent upon the comments of the World Heritage Site office. 22/9/17			
PA17/06852	14/8/17	Miss Sam Dietz	Retention and completion of dwelling not in accordance with approved scheme PA13/08856 38 Penpol Terrace, Hayle TR27 4BQ	4/9/17 – extension req'd 14/8/17 and approved	<u>Phil Brookes</u> No objection.	No objection. 22/9/17			
PA17/07154	14/8/17	Mr Dennis Blewitt, Jetsudden Ltd	Proposed residential development at land to Pools Court Land at Pools Court, Hayle TR27 4NS	4/9/17 – extension req'd 15/8/17 and approved	<u>Adam Carlyon</u> There have been no material changes since the previous application was refused and therefore we will be recommending this application for refusal.	Hayle Town Council objects strongly and unanimously on the following grounds: a) loss			



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
						of well-used amenity space; b) it conflicts with Policy SD8 (supported by 93.67% of respondents in a public survey) of the emerging Neighbourhood Plan; c) it violates the existing S106 on this site and offers no alternative benefit; d) there can be no claim that these houses meet local housing need as there are plenty of other proposed developments in the town that satisfy this need; and e) an application regarding an only very slightly			



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
						different site was previously refused on the grounds of overdevelopment. The area must remain an open space until 2021, when it must be offered to Cornwall Council as per the earlier planning condition on this site. 22/9/17			
PA17/06782	15/8/17	Mr R Johns	Erection of a new dwelling and detached garage Land NW of 5 Grist Lane, Angarrack	5/9/17 – extension req'd 15/8/17 and approved	<u>Chloe Pitt</u> No initial concerns.	No objection. 22/9/17			
PA15/10513	16/8/17	Mr Richard Maskell	Demolition of existing warehouse type building comprising 3,600 square metres of floorspace and the erection of a 70 unit residential	6/9/17 – extension req'd 16/8/17 and approved	<u>Peter Bainbridge</u>	Hayle Town Council supports this application subject to the following issues being addressed: a) concern regarding the junctions and traffic movement to			



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
---------	---------------	-----------	----------------------------------	-------------------	-------------------------	----------------------------------	-------------------	----------------------------	---------------------------

			development comprising 2 2-bed houses, 1 4-bed house, 10 one-bed flats and 57 2-bed flats, revised and improved access road, parking provision, landscaping, cycle and bin storage, and retention of existing 'scoria' block retaining wall at the rear of the site R and J Supplies, Copper Terrace, Copperhouse, Hayle TR27 4DZ			and from the development as well as Lethlean Lane – the town councils asks for a roundabout at this junction; b) provision of an improved open amenity space, separate from parking space, where children can play safely; and c) extreme concern regarding 17 Copper Terrace, the house abutting Block E – please liaise with the resident about his concerns regarding access to his property for maintenance and to address the damp course concerns; the town council is reassured by Mr Maskell's comments to the owner at the full			
--	--	--	--	--	--	--	--	--	--



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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 Cmt	CC Decision and date Rec'd	Report CC Decision to HTC
						council meeting of 21/9/17 that he will come to an agreement with him to fully address his concerns. 22/9/17			
PA17/07783	22//8/17	Mr Roger Warren	Construction of two storey extension in place of existing garage with the inclusion of a balcony and terrace on the south elevation 1 Warren Way, St Georges Road, Hayle	12/9/17 – extension req'd 23/8/17 and approved	<u>Kirsty Smith</u> <u>Description</u> The existing property is a detached dwelling situated in the urban area of Hayle Town. The surrounding area comprises a mixture of traditional two storey dwellings and bungalows. The proposed development consists of removal of the current garage and construction of a two storey extension with balcony in its place to the East of the existing dwelling. The walls are to be finished in part render and part weatherboard, grey concrete roof tiles and white upvc windows and doors. These materials will match/complement the existing dwelling.	No objection. 22/9/17			



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
					<p>Relevant Planning Constraints - CDA</p> <p>Relevant Planning Applications - PA15/11925 Change of use of land to provide extended domestic curtilage to No 1 Warren Way, and the erection of a detached, single-storey garage building within this area Approved with conditions 08.02.16.</p> <p>The site has been visited to inspect for public amenity with regard to the new balcony and impact to nearby trees.</p> <p>Balance of Considerations: <u>Visual Impact</u></p> <p>It is considered that the proposed two storey extension with walls finished in part render and part weatherboard, grey concrete roof tiles and white upvc windows and doors in keeping with the host dwelling will preserve and enhance the character of the existing</p>				



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
					<p>dwelling and the visual amenities and landscape character of the surrounding area.</p> <p><u>Drainage</u> The site lies within a critical drainage area, rainwater will discharge into the existing system.</p> <p><u>Parking</u> There would be no significant impact upon highway safety through the loss of the garage parking space because there would be space available within the curtilage of the dwelling house for alternative parking and there is provision and consent for a new garage on adjacent land.</p> <p><u>Residential Impact</u> Although the proposed development would result in some loss of amenity to the occupiers of neighbouring dwellings as a result of overlooking it is not considered that the impact would, on balance, be so significant as to justify refusal of permission. This is because the first floor balcony (outside space)</p>				



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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 Cmte	CC Decision and date Rec'd	Report CC Decision to HTC
					will have 1800mm privacy screens to all sides retained by condition. <u>Trees</u> A large tree is outside of the site of the development area the boundary, excavations in the corner may have to consider this. CONSULTED FORRETTY OFFICERS awaiting reply.				
PA17/07577	23/8/17	Mr P Richards	Erection of a general purpose agricultural building Castle Kayle Farm, Wheal Alfred Road, Hayle TR27 5JU	13/9/17 – extension req'd 24/8/17 and approved	<u>Phil Brookes</u> Awaiting report from Land Agent. In addition, the Council's archeologist considers that a Heritage Impact Statement is required due to the proximity of the site to a scheduled ancient monument.	HTC supports the application, subject to a satisfactory Heritage Impact Statement. 22/9/17			
PA17/07619	23/8/17	Mr & Mrs L Davis	Proposed dwelling to replace former residential caravan, revised scheme of PA16/09992. The difference being the bay window is squared off. Land NNW of 15 Riviere Towans, Phillack	13/9/17 – extension req'd 24/8/17 and approved	<u>Adam Carlyon</u> No issues.	No objection. 22/9/17			



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
PA17/07774	25/8/17	T J Morris Ltd (T/A Home Bargains)	Advertisement consent to display fascia signs and totem 18 Copper Terrace, Copperhouse, Hayle	15/9/17 – extension req'd 25/8/17 and approved	<p><u>Phil Brookes</u> The scale and design of the sign is out of keeping with the character/historical context of the area and internal illumination not appropriate.</p> <p>John Bennett's email comments: I have not been authorised by the Neighbourhood Plan Steering Group to either object to or support this application. However, I would like to draw your attention to the policy HB3 in the pre-submission version of Hayle's Neighbourhood Plan (reproduced below) and to the Hayle Appendix (attached) to the Cornwall Council Shopfront Design Guide (draft).</p> <p>mination</p> <p>right to set planning policies for a W ly. We seek to adhere to the policies cludes obligations under Policy P3, o protects, conserves and enhances the 7 to maintain the historic character a ing landscape.</p>	HTC objects strongly to this application echoing the grounds for objection given in John Bennett (Chair of the Hayle Neighbourhood Plan Steering Group)'s email of 26/8/17 to Cornwall Council. 22/9/17			



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
---------	---------------	-----------	----------------------------------	-------------------	-------------------------	----------------------------------	-------------------	----------------------------	---------------------------

			<p>Hayle Town Council is strongly against illuminated signs in the Conservation Area and World Heritage Site. It successfully opposed internally illuminated signs at Gratton's Garage and proposals by Asda in 2014 to have illuminated signs on its new harbour-side superstore. Regarding the Asda application, the store is situated in a sensitive conservation area and, more importantly, within a World Heritage Site. The proposed signs were over-large and internally illuminated and considered, therefore, to be inappropriate. Hayle has thus been able to retain its World Heritage Status, despite the incongruity of some recent developments. The Town Council feels that not acting to prevent illuminated signs and advertising sites could jeopardise the town's WHS status.</p> <p>The Community Consultation of 2016 showed that 97.3% of respondents were in favour of this policy.</p>						
			<p>POLICY HB3 Signs, Advertising and Illuminations</p> <p>Development proposals within or affecting the Conservation Area or the World Heritage Site shall not include:</p> <ul style="list-style-type: none"> i) advertising or other signs that are internally illuminated; and ii) external illumination of buildings or signs that impact adversely on the heritage areas. 						
			<p>Policy Context</p>						
			<p>National Planning Context</p> <p>Our policy aligns with current national planning policies and guidance:</p> <p>NPPF para. 67 - <i>Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment.</i></p> <p>NPPG para. 032 Further Guidance on World Heritage Sites</p> <p>Cornwall Council Local Plan</p> <p>Our policy relates to: Local Plan Policy 24 Historic Environment</p>						



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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 Cmtc	CC Decision and date Rec'd	Report CC Decision to HTC
---------	---------------	-----------	----------------------------------	-------------------	-------------------------	----------------------------------	------------------	----------------------------	---------------------------

					<p>I am aware of the sign that existed prior to this application, however, I don't believe precedent is an issue here. The intention of both the NP policy and the Shopfront Design Guide is to provide a holistic solution to protecting and enhancing the Conservation Area (CA) and the World Heritage Site (WHS) and large, illuminated signs can have a negative impact. I do not believe that the applicant has given the slightest consideration in the design to the impact on heritage and there is an opportunity now for heritage to be taken into consideration. Improving the CA and WHS is a lengthy process, one planning application at a time. Each step backwards can take many years or decades to reverse.</p> <p>You will recall that Hayle Town Council was able to gain considerable improvement in signage on the ASDA supermarket such that it is unique and <u>not consistent with its normal green-coloured logo</u>. I have heard that ASDA senior management thought it was sufficiently good that they considered using it elsewhere. Hence, insistence on using an established logo should not be considered an unassailable argument.</p>				
--	--	--	--	--	---	--	--	--	--



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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 Cmte	CC Decision and date Rec'd	Report CC Decision to HTC
					<p>I believe that the applicant can greatly improve this sign by removing the strong colours and definitely removing internal illumination. I hope that you will resist the pressure to approve signage owing to the imminent opening of the store. In my view, the following paragraphs of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 apply:</p> <ul style="list-style-type: none">• Paragraph 3(2)(a), Amenity. Factors relevant to amenity include the general characteristics of the locality, including the <u>presence of any feature of historic, architectural, cultural or similar interest</u>;• Paragraph 4(3), Possible change in circumstances (e.g. adoption of Shopfront Design Guide and Hayle Neighbourhood Plan).				



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
---------------------	---------------	-----------	----------------------------------	-------------------	-------------------------	----------------------------------	-------------------	----------------------------	---------------------------

					There is an opportunity here to improve this section of the CA and WHS for many years to come.				
PA17/07674 & PA17/07675 (listed building consent)	29/8/17	Mr P Chown	Replacing existing velux windows Flat 15, Foundry Flats, Foundry Square, Hayle	19/9/17 – extension req'd 29/8/17 and approved	<u>Chris Williams</u> Given that the proposed roof lights match those fitted during the originally conversion of the application property and throughout the building, it is not considered reasonable to resist their continued use. The proposed works are considered to preserve the special character of the Grade II listed building.	No objection to both. 22/9/17			
PA17/06540	29/8/17	Mr G Hughes, Devon & Cornwall Constabulary	Erection of two semi-detached dwellings with associated parking, turning, gardens Land Adj To Number 5 Sea Lane, Hayle	19/9/17 – extension req'd 29/8/17 and approved	<u>Phil Brookes</u> Concerns in respect of siting and design, overlooking of properties to the rear. Surface water drainage issues not addressed.	No objection, subject to the issues raised by other consultees being satisfactorily addressed. 22/9/17			
PA17/08009	31/8/17	Mr Cian Spowart	Demolition of an existing dilapidated flat roof extension and creation of new	21/9/17 – extension req'd	<u>Kirsty Smith</u> <u>Description</u> The existing property is an end-terraced dwelling situated on the	No objection. 22/9/17			



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
			<p>extension. Replacement of existing windows with the addition of some new windows and roof lights</p> <p>15 Ventonleague Row, Ventonleague, Hayle TR27 4EJ</p>	31/8/17 and approved	<p>hillside in the urban area of Ventonleague, Hayle. The surrounding area comprises a mixture of traditional two storey dwellings and bungalows. The proposed development comprises a replacement rear extension, replacement windows to the main dwelling, additional roof lights, improved access by raising floor levels to the dwelling. The walls are to be finished in render, and the proposed flat roof will be constructed of a single ply membrane, the windows will be grey and the upvc windows will be grey. These materials will match/complement the existing dwelling.</p> <p>Relevant Planning Constraints - Conservation Area Relevant Planning Applications - None</p> <p>The site was visited to display the notice.</p>				



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
					<p><u>Balance of Considerations:</u> <u>Visual Impact</u> It is considered that the rear extension having render walls and upvc windows and door in keeping with the host dwelling will preserve or enhance the character or appearance of the Conservation Area. The proposal thereby accords with paragraphs 126, 129, 131-134 (inclusive), 137 and 138 of the National Planning Policy Framework 2012, and the duty imposed under S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p><u>Residential Impact</u> Although the proposed development may result in some loss of amenity to the occupiers of neighbouring dwellings as a result of overlooking it is not considered that the impact would, on balance, be so significant as to justify refusal of permission. This is because most of the new windows replace existing windows and the impact is</p>				



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
					<p>similar to the existing overlooking situation.</p> <p><u>Drainage</u> The site lies within a critical drainage area, the surface water from the new extension will connect to the existing rainwater system.</p>				
PA17/08296	1/9/17	Alison Cartwright	<p>Extension of property and creation of additional floor, including balcony</p> <p>3 Cliff Bungalows, Riviere Towans, Phillack, Hayle</p>	22/9/17	<p><u>Kirsty Smith</u></p> <p><u>Description</u> The existing property is a single storey bungalow in a row of three bungalows with a single unit and a double bungalow unit attached either side. Situated within Riviere Towans, Phillack, Hayle. Located on a sloping hill facing the sea. The surrounding area comprises the row in which the bungalow is situated and a mixture of residential and holiday units mostly converted from single storey to double storey with balconies to enjoy the views of the sea.</p> <p>The proposed development comprises a first floor extension</p>	HTC supports this application. 22/9/17			



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
					<p>with balcony to the bungalow. The walls are to be finished in render, the roof interlocking concrete tiles, the doors and windows grey upvc, the front elevation will be timber clad. These materials will match/complement the existing dwelling.</p> <p>Relevant Planning Constraints - None</p> <p>Relevant Planning Applications - PA17/02604 To extend the current property and add an additional floor to the building, withdrawn.</p> <p>The site was visited to assess for impact to residential amenity of the adjacent neighbours.</p> <p><u>Balance of Considerations:</u></p> <p><u>Visual Impact</u></p> <p>The proposed first floor extension with balcony, virtue of its form, design, having similarly developed units surrounding the property and having finishes of rendered walls and timber clad walls, concrete</p>				



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
					roof tiles, timber and grey upvc windows and doors 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. <u>Residential Impact</u> Although the proposed development would result in some loss of amenity to the occupiers of neighbouring dwellings as a result of overlooking it is not considered that the impact would, on balance, be so significant as to justify refusal of permission. This is because the properties is set in the middle row of three rows of closely located units (having between 11 and 13 metres between units) set on the hillside. From site inspection overlooking exists directly from no: 5 behind into no: 1 and no: 3. The new windows to the first floor facing no: 5 are located by a staircase and to a bedroom, the stair case will not cause overlooking				



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
					and the bedroom a less used room will create no more overlooking than exists. The balcony and windows to the North West will look down towards the three adjacent lower properties. The garden has a boundary fence which provides a screen to some degree of part of the ground floor bedroom and other window area, the balcony will also look down into roof lights of the main habitable room of the adjacent property no: 35 the roof lights which are set high in the ridge of the roof, due to the height of the roof lights and the angle of the view the view will be out the other side of the roof and not into the living area. The sides of the balcony will be obscure glazed at 1800mm high and retained as such by condition allowing privacy to the garden areas of no: 1 and 4 Cliff Bungalows. <u>Response to objections:</u> Comments of support are received from neighbours and other parties.				



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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 Cmte	CC Decision and date Rec'd	Report CC Decision to HTC
					<p>An online comment of objection from Mr Richard Turnbull of 35 Riviere Towans adjacent site's loss of privacy with a direct line of sight into no: 35 from the proposal.</p> <p>As addressed above there are 13M between the properties and overlooking to some degree exists. The addition of the balcony will increase to some degree the view into the bedroom and lower area and not into the main habitable living area in the first floor due to the location of the roof lights high in the roof the view will be the roof area or through to the other side of the roof.</p>				
PA17/07608	5/9/17	Mr J Payne	Demolition of existing outbuildings, construction of 2 storey extension, single storey extension and associated works	26/9/17	<p><u>Kirsty Smith</u> The existing property is a two storey mid terrace dwelling situated in the town of Hayle, within the Conservation Area. The application seeks to remove existing outbuildings and construct a two storey and single storey extension to the dwellinghouse.</p>	No objection. 22/9/17			



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
			12 Tremeadow Terrace, Hayle TR27 4AF		<p>The walls are to be finished in painted render, natural slate roof, white upvc doors and windows. These materials will match/complement the existing farm house.</p> <p>The house is situated in the middle of a row of terraced dwellings adjacent to a parking area and the rear of the school playing area.</p> <p>Relevant Planning Constraints - Conservation Area. WHS</p> <p>Relevant Planning Applications - no planning history.</p> <p>The site was visited to display the notice.</p> <p><u>Balance of Considerations:</u></p> <p><u>Visual Impact</u></p> <p>It is considered that the replacement rear extensions constructed of render walls upvc windows and doors and slate roof will preserve or enhance the character or appearance of the Conservation Area. The proposal thereby accords with policy NE3 of the Hayle Neighbourhood Plan</p>				



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
					(which is at pre-submission stage), paragraphs 126, 129, 131-134 (inclusive), 137 and 138 of the National Planning Policy Framework 2012, and the duty imposed under S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is considered that the rear extensions constructed of render walls upvc windows and doors and slate roof will preserve or enhance the character or appearance of the Conservation Area. The proposal thereby accords with policy NE3 of the Hayle Neighbourhood Plan (which is at pre-submission stage), paragraphs 126, 129, 131-134 (inclusive), 137 and 138 of the National Planning Policy Framework 2012 and Policies P3 and C7 of the West Devon Mining Landscape World Heritage Site Management Plan 2013-2018 <u>Residential Impact</u> Although the proposed development would result in some				



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
					<p>loss of amenity to the occupiers of neighbouring dwellings as a result of the overbearing nature of the extensions, it is not considered that the impact would, on balance, be so significant as to justify refusal of permission. This is because the rear gardens are small, all have outbuildings which are linked facing each other, no additional overlooking is created.</p> <p><u>Flood zones</u> The site is located in flood zones 2 and 3 and on the flood plain 3b. A flood statement has been requested however the living accommodation is on the first floor above the flood zones, mitigation will be required <i>which examples the usual raised sockets and tanked areas within the flood zone.</i></p>				
PA17/07838	5/9/17	Ms June Donnery, Bourne Leisure Group Ltd	Proposed new windows for the existing Showbar to the north east & south east elevations	26/9/17	<p><u>Phil Brookes</u></p> <p>Minor alterations with no discernable impacts on visual or</p>	No objection. 22/9/17			



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
---------	---------------	-----------	----------------------------------	-------------------	-------------------------	----------------------------------	-------------------	----------------------------	---------------------------

			Riviere Sands Holiday Park, Riviere Towans, Phillack TR27 5AX		residential amenity. No objections.				
PA17/07781	6/9/17	Mr M Snowdon, Snowdon Property Ltd	Proposed 90cm ground floor extension to front of garage and proposed 2-bedroom flat above with rear access walkway 70 Penpol Terrace, Hayle TR27 4BH	27/9/17	<u>Phil Brookes</u> Application is invalid, description of development is incorrect, red line incorrect, wrong fee paid. KS - Details withdrawn from CC website due to invalidity of the application. Applicant free to re-apply with a valid application.	N/A			
PA17/08077	7/9/17	Mr I Luke	Erection of additional driving bays and utility shed extension Hayle Golf Range, Wheal Alfred Road, Hayle TR27 5JT	28/9/17	<u>Phil Brookes</u> No objection in principle.	No objection. 22/9/17			
PA17/08188	8/9/17	Mrs E Holmes	External and internal alterations including installation of a window and replacement rear extension	29/9/17	<u>Chris Williams</u> Minor alterations to the concealed rear of the site which are largely inconsequential in terms of visual impact/impact upon neighbours.	No objection. 22/9/17			



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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
---------	---------------	-----------	----------------------------------	-------------------	-------------------------	----------------------------------	-------------------	----------------------------	---------------------------

			57 St Johns Street, Hayle TR27 4LN						
PA17/08452	12/9/17	Mr Andrew Nevitt	Conversion of garage to residential annexe Trebarwith House, Penpol Avenue, Hayle	3/10/17	<u>Chloe Pitt</u> No objection in principle given urban location of site and works proposed.	No objection. 22/9/17			
PA17/08708	13/9/17	McDonald's Restaurants Ltd	Non-material amendment (1) for the creation of an additional 2 car parking spaces to (PA17/03918) reconfiguration of the drive thru lane and car park to incorporate side by side ordering, with the introduction of an island for signage and associated works to the site. Alterations to elevations to include a 2sqm extension and replacement drive thru booths. Removal of the patio	27/9/17	<u>Phil Brookes</u> No objection in principle.	No objection. 22/9/17			



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 September 2017

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 Cmt	CC Decision and date Rec'd	Report CC Decision to HTC
			furniture to accommodate a new Play Frame. The installation of 2 new Customer Order Displays (COD) and a Goal Post height restrictor. Reconfiguration of the existing drive thru signage with additional signs McDonald's Restaurants Ltd, Carwin Rise, Loggans, Hayle TR27 5DG						