



Planning Applications – For Annual Report 2021

During the year April 2020 to March 2021, Hayle Town Council considered a total of 99 planning applications:

- no objection was raised to 67 of which 58 were subsequently approved by Cornwall Council, 1 was refused, 6 were withdrawn and the outcomes of 7 were still awaited;
- objections were raised to 16, 7 of which Cornwall Council subsequently approved, 2 were refused, 0 were withdrawn by the applicant and the outcomes of 7 were still awaited;
- 15 applications were supported or strongly supported, of which Cornwall Council approved 9, refused 0, 0 were withdrawn by the applicant and the outcomes of the other 5 were still awaited;
- no comments were made on 1 application of which 1 was approved by Cornwall Council, 0 were refused, 0 were withdrawn by the applicant (trees in a conservation area) and the outcome of 0 were still awaited;
- of the applications in Hayle whose outcomes were known 76 were approved by Cornwall Council and 3 were refused.

The following is a selection of the significant applications considered during the year:

Applicant	Details of application	Hayle Town Council's comments and Cornwall Council's decisions
Mr Simon Clarke	PA18/10457 considered in April Construction of 24 new dwellings, internal shared surface access road of existing traffic	HTC Objection. 21/04/2020

	<p>signalled junction and associated parking and infrastructure.</p> <p>Foundry Yard Carnsew Road Hayle</p>	<p>On the grounds that the planning application is against policy SD1, SD2, and HB1 of the HNP. It is against policy 12, 16, 21, and 24 of the CLP. There is an objection from Network Rail regarding the planning application expanding over their land. It also does not allow 2 m of clearance from the face of the piers to allow for maintenance and inspection. We understand that there was a site meeting between Arke and Network Rail in September 2018. There may have been a site meeting but there certainly has not been a written response to Network Rail's comments dated the 30th November 2018, and 1st March 2019. Therefore, Network Rail's objection still stands. The buildings maybe set back at least 4 m, however the fences and gardens abut directly up to the piers, thus preventing essential maintenance and inspection without removing the fences and causing possible damage to gardens. It has to be noted that some heavy plant machinery will have to be used. We have been notified that a covenant will allow access to Network Rail</p>
--	---	---

		<p>and prevent any substantial building within 3m of the piers. However, this would confer the problem on to any resident of affected properties severely hampering their privacy and freedom.</p> <p>Block 1 and 5 has a fence which abuts directly on to the viaduct piers. This would cause an area under the viaduct which would be open and could attract antisocial behaviour.</p> <p>The application can no longer rely on the outdated Penwith Local Plan, to allow for permission. The Hayle Neighbourhood Plan defines the built-up areas, so policy SD1 should stand. The Cornwall site allocation DPD document has been adopted.</p> <p>The noise and pollution from traffic and trains is great in this area. The noise impact assessment was produced in November 2018. Trains have since been increased to every half an hour in each direction, meaning that trains are running every 15 minutes on the viaduct. This is a very busy traffic junction too. Only noise pollution</p>
--	--	---

		<p>was assessed at the time and not actual pollution.</p> <p>Therefore, it is against policy 12 and 16 of the CLP.</p> <p>The Gasworks were designed in 1830 but not built until 1843. The area represents a rare opportunity to study a single phase, single use industrial complex. Archaeologically an investigation here could help to understand the Gasworks at Falmouth and Penzance too. They were all built by Harvey's in conjunction with William Braunton of the Eagle Foundry in Birmingham. An in depth archaeological study should be undertaken</p> <p>The Gasworks are an ancillary industry, as it formed part of Harvey's and Company foundry. The Plantation is an Ancient Scheduled Monument. They fall within the World Heritage Site and are therefore afforded extra protection from planning legislation. In section 16 of the NPPF (Feb. '19) part 184 these assets are an irreplaceable resource and should be preserved in a manner appropriate to their significance. The development is also against policy 194b of the NPPF. The setting of</p>
--	--	--

		<p>the Ancient Scheduled Monument will be changed significantly. The hillfort occupies a strategically significant controlling position on a low, but prominent small hill at the north-east end of a broad ridge overlooking the Hayle estuary from the south. The previous planning permission was more open with a car park between the commercial building and the monument. Therefore, this planning application is against policy 21 a and b of the CLP.</p> <p>The Affordable Housing Department maintain an objection regarding the lack of affordable housing.</p> <p>Para. 117 of the NPPF states planning policies and decisions should promote an effective use of the land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions. This site does not ensure safe and healthy living conditions for its residents because of the pollution and noise issues. Para. 117 continues with; Strategic policies should set out a clear strategy for</p>
--	--	---

		<p>accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed, “brownfield” land. Except where this would conflict with other policies in this framework, including causing harm to designated sites of importance.</p> <p>The building of the footbridge of Penpol Creek is only triggered when 8000 m2 of commercial property is built on South Quay and Foundry Yard. The loss of a retail unit on Foundry Yard will mean that the trigger point for the footbridge is never reached.</p> <p>If CC is minded to approve this application HTC want this called into Committee.</p> <p>CC Approved 30/07/2020</p>
Mrs B Wright Home Group	<p>PA20/08644 considered in November</p> <p>Change of use application from residential dwelling (C3) to a House in Multiple Occupation for Supported Housing Accomodation and minor alterations to the garage, including removal of doors into windows to match those on the existing house.</p> <p>Tamarisk, 23 Penmare Terrace, Hayle TR27 4PH</p>	<p>HTC Strong Objection 20/11/2020</p> <p>O)n the grounds that the location is unsuitable being the gateway to the town, on the the main road near an extremely busy junction. It is a densely populated residential area opposite a supermarket and close to the Recreation Ground.</p>

		<p>This application would reduce the quality of life for local residents with the likelihood of anti-social behaviour. It is also near to a number of large holiday campsites and there is a concern that behaviour. It is also near to a number of large holiday campsites and there is a concern that this would have a detrimental impact to the tourism trade as well as the quality of life for residents.</p> <p>Hayle is a popular holiday destination, being second in the county to Newquay in terms of the number of beds, and as such the population swells massively and there simply isn't the infrastructure to deal with this, in terms of police resourcing and there being no minor injuries unit or hospital in the town.</p> <p>The Hayle Neighbourhood Police Team has raised serious concerns, which Hayle Town Council fully support, as there is currently only one officer serving the parishes of Hayle, St Hilary, St Erth and Gwinear Gwithian. There are also concerns that the management team for the establishment can only be reactive when instances of antisocial behaviour occur</p> <p>CC</p>
--	--	---

		Refused 09/02/21
Mr S Wright	<p>PA20/05161 considered in January</p> <p>Reserved Matters application for the construction of 377 residential units; 598 sqm retail (Class A1-A5 and sui generis floorspace; 2,407 sqm of business (Class B1) and industrial and fish storage (Class B2 and B8) floorspace; a 4,409 sqm hotel (Class C1); 2,275 sqm of community and cultural (Class D1) floorspace and sports and leisure (Class D2) floorspace; and associated access, parking and public open space. The original Outline consent (W1/08-0613) was an environment impact assessment application and an environmental statement was submitted to Cornwall Council at that time. (Details following application no. pursuant to Outline permission PA13/01370).</p> <p>North Quay Road, Hayle Harbour, Hayle</p>	<p>HTC Support 22/01/21</p> <p>Subject to the concerns we have listed below being passed to the Strategic Planning Committee for their consideration and if the Planning Officer is satisfied.</p> <ol style="list-style-type: none"> 1) Historic England and World Heritage site queries need answering regarding the East Gateway and East Quay. 2) East Quay area losing World Heritage status. 3) Results of the Drainage report. 4) Soil Nailing issues: The instability of the slope and the impact of the development on the slope. 5) Increased flood risk at West Gateway not included in the WSP flood risk assessment. 6) More information is required on Dune creation at Riviere Fields. 7) The removal of Cornish Hedges. <p>CC</p> <p>Outcome awaited.</p>

