



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 Cmte	CC Decision and date Rec'd	Report CC Decision to HTC
PA16/03519	6/5/16	Cranford (Hayle) LLP	<p>Erection of retail development (Class A1), including all associated access, servicing and infrastructure works, car parking, public realm improvements and landscaping together with enhancement works including footpaths, bird hide and landscaping to the nature reserve and surrounding land.</p> <p>Hayle Retail Park and Marsh Lane Nature Reserve, Marsh Land, Hayle</p>	17/6/16 (extension approved by telephone with Peter Bainbridge 10/5/16)	<p>Peter Bainbridge Further resubmission of major development. Significant reduction in the level of floor space (NB the application form contains an error in that it refers to proposed A3 use. The agent has confirmed this was an error and a new application form will be provided to clarify) The proposed restrictions on type of goods will prevent food and fashion/clothes retailers. The gap to Angarrack has been increased. The previous application was refused solely on retail grounds. At the pre application briefing to the Strategic Planning Committee it was confirmed by Matt Morris of GVA that the retail impact would be significantly lower. A further report is awaited but providing this is confirmed it is therefore more than likely that officers will look to support the application. This is obviously</p>	*See end of App A			



HAYLE TOWN COUNCIL

Planning Applications (App A)

16 June 2016

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
					subject to a full assessment of the application, consultee comments and representations and there being no other material change in circumstances.				
PA16/04344 and Listed Building Consent PA16/04345	17/5/16	Mr and Mrs I Park	Proposed reinstatement of existing dilapidated outbuilding to form additional habitable accommodation, construction of a link extension to existing dwelling, erection of a detached domestic garage, installation of French doors within existing gable wall and formation of increased width internal structural opening. 54 Queensway, Hayle TR27 4NL	6/6/16 – extension req'd 17/5/16 and approved	Sarah Stevens	No objection, subject to coming to an agreement with all of the points the Heritage Officer raises.			
PA16/03720	18/5/16	Mrs Joanne White, Blaze	Advert Consent: 2 x flood lights to the	8/6/16 – extension	Adam Carlyon	Objection, on the grounds		Refused 11/7/16	



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
		Maintenance Ltd	gantry signage (The lights are to project 4.5m up the sign) 18 Copper Terrace, Copperhouse, Hayle TR27 4EB	req'd 18/5/16 and approved		made by the Heritage Officer.			
PA16/04573	25/5/16	Mr P Smith	Extension to rear of 2 Pentowan Gardens 2 Pentowan Gardens, Loggans, Hayle TR27 5AZ	15/6/16 – extension req'd 25/5/16 and approved	Chris Williams Amended design of the previously submitted PA16/00148, which was withdrawn following concerns raised by LPA in relation to the impact upon the occupiers of adjacent property. The amended scheme has addressed much of these concerns, but the impact upon the occupiers of the adjacent property to the east is still to be fully assessed. The bulk of the extension has been reduced and the principle of the contemporary design is considered acceptable on a modern housing estate that does not lie within an area protected by	Objection on the grounds of loss of light and overlooking on the neighbour's property. Later changed to 'no objection' by GC bearing in mind HTC voted 'no objection' to original PA16/00148 and changes made are in fact more favourable.		Approved 12/7/16	



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

					any significant landscape constraints				
PA16/04435	25/5/16	Mr and Mrs R G Searles	Replacement (like for like) of traditional timber chalet used as a private holiday home Osokoze, A13 Access to Riviere Towans Chalets, Riviere Towans, Phillack	15/6/16 – extension req'd 25/5/16 and approved	Adam Carlyon	No objection.		Approved 20/7/16	
PA16/04933	6/6/16	Mrs Jacqueline Richards	Extension of existing bungalow to create ancillary/annexe accommodation for 2 disabled registered, immediate personal family members 32 Riviere Towans, Phillack, Hayle	27/6/16	Stacey Lowe	No objection.			
PA16/04671	7/6/16	Ms Helen Bishop-Stevens, Harvey's Foundry Trust	Notification of proposed works to trees in a conservation area. Clearance pruning and thinning of	N/A for information only	Niamh Ashworth	N/A for information only			



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

			sycamore copse to facilitate renovation of Foundry buildings Land at Plantation Store, Foundry Lane, Hayle						
PA16/04392	8/6/16	Mr and Mrs F A Jose	Proposed conservatory to front elevation 8 Golden Sands Bungalows, Guildford Road, Hayle	29/6/16	Chris Williams Although the addition of such a structure to the front elevation would not be encouraged, given the limited design merits of the terrace, the relative seclusion of the host building, and the absence of any significant landscape constraints, the works are considered acceptable. No significant impact upon the occupiers of adjacent properties	No objection.		Approved 13/7/16	
PA16/04986	8/6/16	Mr and Mrs P Channon	Proposed loft conversion with raised roof height including balcony and juliet balcony and single storey flat roof extension to rear 53 St Georges Road, Hayle TR27 4AL	29/6/16	Sarah Dyke There are a mix of properties along this road now so visually I think it will not appear out of character. I am not sure about amenity impact yet as I have to assess this. We could include planning conditions so that it the balcony has screening. As it is	No objection.			



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

					quite a big balcony I might need to visit the site to have a look.				
--	--	--	--	--	--	--	--	--	--

*Strong objection on the following grounds:-

The site is a Cornwall Wildlife Site and this Council does not consider that this proposal provides sufficient compensatory, appropriate wetland. This council supports Cornwall Wildlife Trust’s view that there is a lack of evidence to demonstrate that it is in line with S118 of the NPPF, Policy 23 of the emerging Cornwall Local Plan and the emerging Hayle Neighbourhood Plan, Policy NE13 Wildlife

HTC supports the Cornwall Ecologist’s view that the loss of bio-diversity cannot be mitigated against as it is a rare freshwater marsh habitat.

The site is a flood plain and in a Critical Drainage Area The development footprint includes most of the marshland which acts as a catchment for lower areas such as Marsh Lane. Philgray Close and Carwin Rise, which flooded last year.

The retail studies do not demonstrate a need and the study that Cranford’s commissioned does not include Pool or Truro which both offer similar goods. The Council is also mindful of not damaging the success of its town centre. The small impact claimed for Hayle town centres does not appear correct when the proposed tenants include furniture and furnishings which will directly compete with Julian Foye, DIY which will compete with Jewson and pet supplies that will impact the pet section of a number of stores.

It is claimed that the floorspace for this development is reduced but that is due to the removal of the mezzanine floors, which could be re-installed at any time in the future, the actual footprint of the proposal remains very similar to the previous application. The floorspace does not reflect the recommendation contained in the GVA Grimley assessment which indicated a need for a much smaller floorspace.

The Council is concerned about the increased traffic and the impact it would have on the A30, Loggan’s Moor and accessing Hayle and Angarrack.

The Council also wishes to preserve the village status and identity of Angarrack. This development reduces the boundary.

The emerging Hayle Neighbourhood Plan, Cornwall Council’s Development Plan Document and The Town Framework do not support this site for development.

The Council has to also acknowledge and listen to its electorate. There is an overwhelming number of objectors to this application and no show of support.



HAYLE TOWN COUNCIL

Planning Applications (App A)

16 June 2016

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

--