



**HAYLE TOWN COUNCIL**

**Planning Applications (App A)**

**15 June 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>
PA17/04426	22/5/17	Mr R Warren	Subdivision and change of use of the area to the rear of 3 Chapel Terrace into a one bedroom flat  Warrens Bakery, 3 Chapel Terrace, Hayle TR27 4AB	12/6/17 – extension req'd 23/5/17 and approved	Phil Brookes  No objections in principle though please note that in addition to the change of use the proposal also involves the demolition of a flat roofed outbuilding to create external amenity space.	No objection 16/6/17		Approved 11/7/17	
PA17/04625	23/5/17	S Buckland & J Gavourin	Change of use of land to enlarge a domestic curtilage formation of an access and parking area, and erection of an outbuilding and boundary fence  7 Gwel-tek, Phillack, Hayle	13/6/17 – extension req'd 23/5/17 and approved	James Moseley	No objection 16/6/17			
PA17/04218	24/5/17	Mr Barrie King	Amended Design for a Sustainable Home, Plot 2, Steamers Meadow, Angarrack and new double garage  Land Adjacent to 3 Steamers Meadow,	14/6/17 – extension req'd 25/5/17 and approved	Martin Jose - There is a lawful fall-back position for a dwelling on this parcel of land. It is located in a position that is not visible from public viewpoints. It is within Flood Zones 2 and 3 but the Environment Agency raise no objections to the proposal given the fall-back position and that this	No objection 16/6/17			



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			Steamers Meadow, Angarrack, TR27 5GY		proposal provides improvements on the original scheme. It is considered to have no adverse harm upon adjacent neighbours or the local area.				
PA17/04429	24/5/17	Ms Karen and Brian Seagrove	Proposed new dwelling  Land North of 20 Parc-an-dix Lane, Phillack, Hayle	14/6/17 – extension req'd 25/5/17 and approved	James Moseley	No objection 16/6/17			
PA17/04181	25/5/17	Mr Simon Clarke, Hayle Quays Ltd	Application for the approval of Reserved Matters pursuant to hybrid permission PA12/10064 for 27 residential units (comprising 10 apartments and 17 houses), 435sqm of Class A3 floorspace for restaurant use, including access, parking and associated landscaping Hayle Harbour South Quay, Hayle	15/6/17 – extension req'd 25/5/17 and approved	Peter Bainbridge  This is the details following the outline permission. There has been extensive pre application engagement with interested parties. The key issue is probably the impact on the Outstanding Universal Value of the WHS.	<b>DISCUSSION DEFERRED UNTIL FULL COUNCIL MEETING 20 JULY</b>			



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PA17/04182	6/6/17	Mr Simon Clarke, Hayle Quays Ltd	Construction of 270sqm of floorspace for A1 or A3 use and 3 residential apartments  The Gatehouse, Hayle Harbour South Quay, Hayle	27/6/17	Peter Bainbridge  Detailed permission exists for this part of the site so a fall-back position. This design seeks to address concerns about the impact on the WHS following the ASDA development. As such the impact on the WHS is the key issue.	<b>DISCUSSION DEFERRED UNTIL FULL COUNCIL MEETING 20 JULY</b>			
PA17/03881	25/5/17	Ms Sheingold	To place a temporary building onsite to be used as a café  Land Adjacent To Slipway, Harveys Towans, Hayle	15/6/17 – extension req'd 25/5/17	Wendy Grocutt  Sensitive constraints: Conservation Area, 5km Buffer AONB, World Heritage Site, 20m Buffer to main river and PROW ref. 102/29/4. This application is for the permanent siting of a temporary 'container' type building. In addition to the sensitive location the existing site provides parking spaces for the disabled and is closely adjacent to the slipway gate which must not be obscured for emergency purposes. The scale of the site appears inadequate for the proposed building and customer use. The land declines towards the river and the building would have to	HTC supports this application strongly. It believes the exterior of the temporary building will be sympathetic to the location and is pleased to see that the two disabled parking spaces have been relocated nearby, rather than lost. 16/6/17			



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					accommodate the changing ground levels which would increase its prominence. The proposed site, as submitted, is unacceptable.				
PA17/05181	2/6/17	Mr M Bows	Application for variation of conditions 8, 12 and 13 in respect of Decision Notice PA14/06591 in order to allow a lawful commencement on site to take place Midway Service Station, 1 The Causeway, Hayle	23/6/17	Chloe Pitt  No initial concerns.	HTC supports the suggested variations. 16/6/17			
PA17/04703	5/6/17	Mr Ian Gratton	Replacement of roof covering, replacement of glazing, blocking up side window and cladding and insulation exterior walls  Central Garage, 6-10 Hayle Terrace, Hayle	26/6/17	Wendy Grocutt  Constraints: Conservation Area, WHS, Footpath. The building itself lies outside Flood zones 2 and 3. Works are entirely necessary and would enhance the appearance of this car sales room building. No obvious issues.	HTC supports the application. 16/6/17			