



# HAYLE TOWN COUNCIL

## Planning Applications (App A)

20 July 2017

App. N <sup>o</sup>	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
PA16/11615	14/6/17	Ms A Jenkin, Coastline Housing	Construction of 2 affordable bungalows Land South Of Tewynn Court, Kernick Way, Loggans, Hayle	5/7/17 – extension req'd 14/6/17 and approved	Phil Brookes (HTC objected to original application in January and March 2017.)  The scheme has evolved from the original proposal for a two-storey block of 4one bed units to the current proposal for 2 single-storey units -The Highways officer raises no objections to the proposal -Earlier concerns relating to overshadowing/overbearing/overlooking impacts on neighboring properties have been addressed.	HTC objects on grounds of access and parking issues, particularly in view of the intended use of the buildings. 21/7/17			
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	15/6/17 – extension req'd 25/5/17 and approved. Further extension to 21/7/17 approved by David Edmonson 15/6/17	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.	HTC strongly supports the principle of the development as proposed. 21/7/17			



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			Hayle Harbour South Quay, Hayle						
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 – extension to 21/7/17 approved by David Edmondson 15/6/17	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.	HTC strongly supports the principle of the development as proposed. 21/7/17			
PA17/05437	21/6/17	Ms Rebecca Males	Conversion of existing garage/store to domestic annexe and office 8 Plantation Lane, Hayle TR27 4HP	12/7/17 – extension req'd 21/6/17 and approved	Wendy Grocutt	No objection. 21/7/17			
PA17/05791	28/6/17	Mr Simon Vanderplank, West Cornwall Light and Life	Change of use from A1 (second hand furniture shop/store) to D1 (church day centre, training centre and hall) including minor internal alterations 36 Penpol Terrace, Hayle TR27 4BQ	19/7/17 – extension approved	Catherine Bray  No objections to the change of use.	HTC objects on the following grounds: a) loss of a retail unit; b) lack of parking in the immediate area. 21/7/17		Approved 22/8/17	



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PA17/05323	28/6/17	Mr M Delves	Conversion of an existing redundant agricultural building into a dwelling Bull Pen, Pulsack Manor, Pulsack, Connor Downs	19/7/17 – extension req'd 11/7/17	Phil Brookes  No objection.	No objection 21/7/17		Approved 18/8/17	
PA17/05167	3/7/17	Mr David Eddy, Havenmist Ltd	Erection of 6 two-bedroom flats with associated car parking (amendments to design previously approved under 07/P/0551/F St Pirans House, Green Parc Road, Hayle	24/7/17	Phil Brookes  Having regard to the extant approval for 6 flats on the site there are no objections in principle.	No objection 21/7/17			
PA17/02388	4/7/17	Mr D Baker	Erection of two dwellings Land East of 1 Harbour View, Hayle TR27 4LB	25/7/17	Adam Carlyon  (Original application considered by HTC on 20/4/17, when it resolved to object.)  The proposal has been amended to reduce the scale and massing of the proposed dwellings in light of the objections received to date. We will be looking to support the application.	See end of App A for details of HTC's comments, which were submitted on 21/7/17			



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PA17/02803	6/7/17	Mrs B Breeze	<p>Outline planning permission with all matters reserved for the construction of up to 2 dwelling houses, construction of single storey annexe/holiday let and associated work</p> <p>35 Loggans Road, Hayle TR27 4PL</p>	20/7/17 – extension req'd 11/7/17	<p>Chantal McLennan (Original application considered by HTC on 20/4/17, when it did not object but pointed out that the plans were in conflict with each other.)</p> <p>Permission is sought to establish the principle of introducing up to two dwellings and an annex/holiday unit onto the site. All other assessment matters are reserved for subsequent consideration.</p> <p>Adopted policy 3 in the Cornwall Local Plan (Role and function of places) provides guidance on the delivery of housing throughout Cornwall. The delivery of the majority of new housing should be within or well related to the named towns in this policy. The site lies within the town of Hayle and therefore residential development on this site is considered acceptable. For information, an amended plan has been received which just shows the site outlined in red. All other plans have been superseded.</p>	No objection 21/7/17			



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**HTC comments re PA17/02388** – Hayle Town Council objects to this planning application on the following grounds:

- a) Its overbearing nature and negative impact on the existing Victorian houses on Harbour View, which are within the Conservation Area;
- b) It would seriously exacerbate parking issues in the areas and the number of parking spaces allocated by the application falls below the level recommended by the impending Neighbourhood Plan;
- c) It is overdevelopment of the site;
- d) Overshadowing and loss of outlook to the detriment of residential amenity, particularly as the proposed houses are now located further back on site (ie nearer to the existing houses); and
- e) It would mean a very dangerous drop-off for the children attending the ‘Foundry Under 5s’.

Hayle Town Council requests that an historic impact assessment be carried out by the developer, as per the WHS Planning Advice dated 11 April 2017; the town council would be interested in the views of Ben Dancer, WHS Planning Officer, regarding the amended plans.

If Cornwall Council is minded to approve this application, the town council asks that the following conditions be applied:

- a) A retaining wall be built to protect the site for the Foundry Under 5s and its users; and
- b) A safe drop-off point for the Foundry Under 5s be provided.

If CC is minded to approve, the town council asks that this application be called in to CC’s Planning Committee.