



HAYLE TOWN COUNCIL

Planning Applications (App A)

20 October 2016

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
PA16/08137	9/9/16	Mrs D Bodilly	<p>Demolition of Existing Chalet, Construction of Replacement Chalet and Associated Works</p> <p>Alwar, E40, Access to Riviere Towans Chalets, Riviere Towans, Phillack</p>	30/9/16 – extension req'd and approved 20/9/16	James Moseley	HTC objects on the grounds that this application is contrary to policies NE5.1 (Towans chalet re-builds should be within existing plot) and NE5.3 (because of the disproportional increase in the height) of the emerging Hayle Neighbourhood Plan, which has been supported in all surveys by at least 90% of respondents. Chalets are for short term occupation per year and if larger buildings continue to be erected there will be pressure		Approved 1/12/16	



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						for them to be lived in full-time. 21/10/16			
PA16/08294	13/9/16	Mr and Mrs Stevens	Construction of two storey dwelling Land W of West Stables, Foundry Lane, Hayle	4/10/16 – extension req'd and approved 20/9/16	James Moseley I do not think there can be any doubt in accepting the principle of the development, bearing in mind there are already extant permissions for a single property at the site. The many issues for contention would be the impact on the character of the area, with particular regard for the adjacent heritage asset (the listed arch) and impact to neighbours. In relation to impact on neighbours, I have not been able to directly access the inside of the site, which I may need to do, but there could be an overbearing issue to neighbours to the north through the introduction of a two storey property. Whether this is justification for refusal is debateable, as there are already high walls in the area surrounding the site and development is at high	HTC strongly objects to this application on the grounds that it will negatively impact on the nearby listed arch, the World Heritage Site and Conservation Area because of the height of the proposed dwelling which would be dominant in the landscape. The town council supports the views and objections of Historic England. The town council		Refused 5/12/16	



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					<p>density with buildings all within close proximity of one another.</p> <p>Additional consideration should be given to the character of the area, with added weight due to designations as conservation area and World Heritage Site and the aforementioned listed arch adjacent. The new proposal is far taller than previous approvals, higher than the existing surrounding wall and therefore will be a prominent addition. It should also be taken into account that Historic England have objected to the scheme in current form on the basis of the currently submitted information.</p>	<p>also objects on grounds of the lack of turning space within the site for vehicles which would lead to dangerous exiting of the site. 21/10/16</p>			
PA16/08607	15/9/16	Mr Ray Jones	<p>New exterior cladding</p> <p>Phillippa, B45 Riviere Towans, Phillack</p>	6/10/16 – extension req'd 20/9/16 and approved	Lee Viner	No objection. 21/10/16			



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PA16/08492	15/9/16	Mr Julius Brighton	Demolition of single-storey rear extension to 60A Hayle Terrace with construction of two-storey rear extension to 60A and 60B Hayle Terrace 60A and 60B Hayle Terrace, Hayle TR27 4BT	6/10/16 – extension req'd 20/9/16 and approved	Lee Viner	HTC objects on the grounds of overdevelopment and the overbearing and unneighbourly nature of the proposed extension. 21/10/16			
PA16/08592	19/9/16	Mr Robb Worthington	Proposed stone and timber cladding to be added to existing property Inverewe, Penpol Avenue, Hayle TR27 4NQ	10/10/16 – extension req'd 20/9/16 and approved	Lee Viner	No objection 21/10/16			
PA16/07977	19/9/16	Mrs Lamerton	Outline consent for the construction of 2 dwellings 28 Guildford Road, Hayle TR27 4PP	10/10/16 – extension req'd 20/9/16	Phil Brookes	No objection 21/10/16			



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PA16/07408	20/9/16	Mr B Jenkin	Construction of detached garage 23 Loggans Road, Hayle TR27 4PL	11/10/16 – extension req'd and approved 21/9/16	James Moseley	No objection 21/10/16			
PA16/08009	21/9/16	Mr P Yates, P Yates Ltd	Change of use (B1) offices form two residential dwellings, 4 new build dwellings to the rear all with associated parking and external works Frank Johns Centre, 56 Queensway, Hayle	12/10/16 – extension req'd 21/9/16 and approved	Laura Potts The proposal is to convert the former Council Offices to two residential units and build four new build dwellings at the rear. You will know this site well as it is next to the community centre. I am minded to support the application for the following reasons: The change of use is acceptable as it re-uses the empty premises; improves the appearance of the existing building and is in line with the surrounding residential properties; the proposal respects the Conservation Area (they are due to submit a Heritage Impact Assessment shortly) – we may need to agree materials e.g. slate; the design and layout of the new dwellings is acceptable and there won't be any significant issues in terms of neighbours; and the access is acceptable and the	HTC would like to note that it feels unable to comment as it is a neighbour of the proposed development. However, it would like to ask that attention be paid to heritage impact assessment and that the access to building No 1 be reviewed because the highways officer has concerns. 21/10/16		Approved 31/10/16	



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					parking for the community centre is retained at the rear (a condition can be imposed to ensure no obstruction of the access and turning areas) to ensure the free flow of traffic.				
PA16/08443	23/9/16	Mr Mitch Burrows	Erection of a detached garage Land And Garage East of 14 Back Lane, Angarrack	14/10/16 – extension req'd 27/9/16 and approved	Chris Williams Yet to fully assess. Seeking clarification as to illustrated curtilage and as to whether the existing building in the plot as outlined is an annexe or a dwelling.	No objection. 21/10/16		Approved 16/11/16	
PA16/08447	28/9/16	Mr & Mrs Rumble	Extension of west elevation Kenmar, C42 Access To Riviere Towans Chalets, Riviere Towans, Phillack	19/10/16 – extension req'd 28/9/16 and approved	Chris Williams Relatively modest/unobtrusive addition of a scale and form that respects that of the main building, and that remains in keeping with surrounding chalets on the site. Likely approval.	HTC objects on the grounds that this application is contrary to policy NE5.1 (Towans chalet re-builds should be within existing plot) of the emerging Hayle Neighbourhood Plan, which has been supported in all surveys by		Approved 18/11/16	



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						at least 90% of respondents. 21/10/16			
PA16/08651	29/9/16	Ms Mary Darch	Proposed rear decking, side porch and recladding to existing chalet Silver Mist, E41 Riviere Towans, Hayle	20/10/16 – extension req'd 29/9/16 and approved	Chris Williams Relatively modest/unobtrusive additions that remain in keeping with numerous other such additions and alterations at the site. Likely approval.	No objection 21/10/16		Approved 16/10/16	
PA16/06413	12/10/16	Mr A Kitching	Proposed change of use and conversion of offices to 2 dwellings 56 Commercial Road, Hayle TR27 4DH	2/11/16	Phil Brookes	No objection 21/10/16			