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| PA17/10265 | 20/11/17 | Mr Michael McGuire | Listed building consent to replace existing plastic gutters and downpipes with aluminium seamless ones 15 Steamers Hill, Angarrack, Hayle | 11/12/17 – extension req'd and approved | Kirsty Smith Hayle TC supplied comments of support on 7.12.17 'The black seamless ogee gutter is appropriate for the Listed Building. - support.' | No objection. Hayle Town Council notes that a comment was placed under its name regarding this planning application on 7 December 2017. This comment is not a comment of the town council - it did not consider this application until the evening of 21 December and it would like to know how the comment was placed in its name. Thank you. 22/12/17 | | Approved 2/1/18 |
| PA17/10589 | 22/11/17 | Mr Christopher Luxton | Internal alterations, extension and loft conversion. Demolish existing main entrance hall and link from house to garage, build new entrance hall and diner to kitchen | 13/12/17 – extension req'd and approved | Kirsty Smith Description The existing property is a bungalow within a medium sized plot in the urban area of Ventonlegue, Hayle. The surrounding area comprises a mixture of traditional two storey dwellings and bungalows. The proposed development comprises removal of the main entrance hall and link from the house to | No objection. 22/12/17 | | Approved 29/12/17 |



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| | | | 2 Caroline Row, Ventonleague, Hayle | | <p>the garage, construction of a new entrance hall and extend the kitchen with loft conversion having associated internal amendments to the existing dwelling. The walls are to be finished in render, the pitched roof will be tiled, the flat roof fiberglass, the doors and windows will be upvc framed glass. These materials will match/complement the existing dwelling.</p> <p>Relevant Planning Constraints - CDA CA WHS FLOODZONES</p> <p>Relevant Planning Applications - None</p> <p>The site was visited to display the notice.</p> <p><u>Balance of Considerations:</u></p> <p>Visual Impact</p> <p>It is considered that the replacement linked and converted loft having matching render walls, upvc windows and doors to the main dwelling the development will preserve or enhance the character or appearance of the Conservation Area. The proposal thereby accords with policies paragraphs 126, 129, 131-134 (inclusive), 137 and 138 of the National Planning Policy Framework 2012, and the duty imposed under S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>It is considered that the new side link to garage and converted loft with dormer windows having, render walls, roof slates ,flat roof, upvc framed windows and doors matching the host dwelling will preserve the character of the WHS, and the development</p> | | | |
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| | | | | | <p>thereby accords with paragraphs 126, 129, 131-134 (inclusive), 137 and 138 of the National Planning Policy Framework 2012 and Policies P3 and C7 of the West Devon Mining Landscape World Heritage Site Management Plan 2013-2018</p> <p>The Cornish Mining World Heritage Site Office have reviewed the submitted information and do not consider the proposed development will impact on the Outstanding Universal Value of the World Heritage Site.</p> <p>Residential Impact Due to its size, design and location in relation to neighbouring properties it is considered that the proposal would have no significant impact upon the residential amenities of the occupiers of these properties through any overbearing relationship, overshadowing or overlooking.</p> <p>Drainage The site lies within a critical drainage area, the surface water from the roof and the new link are illustrated to go to a soak away system within the site.</p> <p>Floodzone A flood assessment is provided for the proposal, this confirms the medium risk of flooding from the sea, low risk of surface water flooding. This is confirmed by our own flood zones 2 and 3 within the area. The new living accommodation proposed is within the roof space, no flood mitigation is</p> | | | |
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| | | | | | <p>required as this is above any known or proposed flood level.</p> <p>Parking The link to the garage is replaced, the garage is retained.</p> <p>There would be no impact upon highway safety because an existing vehicular access would serve the proposed development and there would be no significant increase in traffic generation.</p> | | | |
| PA17/10653 | 22/11/17 | Ms Jan Clark Notemachine UK Ltd | <p>Advertisement consent for integral illumination and screen to the ATM fascia. ATM fascia with backspray black surround and white internally illuminated letter Free Cash Withdrawals. White LED halo illumination to the ATM surround</p> <p>Marks and Spencer, Unit B West Cornwall Shopping Park, Marsh Lane, Hayle</p> | 13/12/17 – extension req'd 28/11/17 and approved | <p>Phil Brookes</p> <p>No objection.</p> | No objection. 22/12/17 | | Approved 3/1/18 |



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| PA17/10848 | 23/11/17 | Mr D Parker | <p>Replacement lean to roof to north-east elevation and erection of new porch. Creation of 2 new first floor rooms under north-east elevation lean to roof</p> <p>Tredinnick House, 6 Commercial Road, Hayle</p> | 14/12/17 – extension req'd and approved | <p>Kirsty Smith Description The existing property is a detached dwelling located in the middle of the town of Hayle. The surrounding area comprises a mixture of traditional two storey dwellings and bungalows. The proposed development comprises replacement of a lean-to roof, formation of a new porch, formation of two rooms under the NE elevation lean-to roof to the existing dwelling. The walls are to be finished in render, the roof will be slate tiled, the porch door will be heritage style windows, the house windows. These materials will match/complement the existing dwelling. Relevant Planning Constraints - CDA CA WHS FLOODZONES Relevant Planning Applications - PA17/07217 - for the same proposal withdrawn. The site was visited to display the notice. <u>Balance of Considerations:</u> Visual Impact It is considered that the new converted rooms, lean to roof and porch having render walls, natural roof slates , heritage windows to the porch and upvc framed windows matching the host dwelling will preserve the character of the WHS, and the development thereby accords with paragraphs 126, 129, 131-134 (inclusive), 137 and 138 of the National Planning Policy Framework 2012 and</p> | No objection. 22/12/17 | | Approved 29/12/17 |



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| | | | | | <p>Policies P3 and C7 of the West Devon Mining Landscape World Heritage Site Management Plan 2013-2018</p> <p>The Cornish Mining World Heritage Site Office have reviewed the submitted information and do not consider the proposed development will impact on the Outstanding Universal Value of the World Heritage Site. They confirm the current porch design is a more considered response to the historic building than that previously proposed under PA17/07217.</p> <p>Residential Impact Due to its size, design and location in relation to neighbouring properties it is considered that the proposal would have no significant impact upon the residential amenities of the occupiers of these properties through any overbearing relationship, overshadowing or overlooking.</p> <p>Drainage The site lies within a critical drainage area, the surface water from the roof will link into the surface water to the rest of the roof.</p> <p>Floodzone A flood assessment is provided for the proposal, this confirms the medium risk of flooding from the sea, low risk of surface water flooding. This is confirmed by our own flood zones 2 and 3 within the area. The new living accommodation proposed is within the roof space no flood mitigation is</p> | | | |
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| | | | | | required as this is above any known or proposed flood level. | | | |
| PA17/10852 | 25/11/17 | Mr Paul Philp, Philp's Pasties | Conversion of existing roof terrace to office space Philp's Bakery, 1 East Quay, Hayle | 16/12/17 – extension req'd and approved | Catherine Bray No concerns. Likely to recommend approval. | No objection. 22/12/17 | | |
| PA17/11084 | 30/11/17 | Jim Lye, Shell UK | Advertisement consent to display 5 fascia signs (3 illuminated) and 4 other signs (1 illuminated) Shell Oil UK Ltd Garage, 15 Carwin Rise, Loggans, Hayle | 21/12/17 – extension req'd 30/11/17 and approved | Phil Brookes No objection. | No objection. 22/12/17 | | |
| PA17/10949 | 1/12/17 | Mr and Mrs Waters | Demolition of conservatory and erection of two storey rear extension and general improvements 30 Curnows Road, Hayle TR27 4RZ | 22/12/17 | Neil Butler The extension is an improvement on the previous application which was withdrawn by the applicant after comments from the Town Council and the neighbour. Overbearing: In this revised application the depth has been reduced by half a metre and the roof will slope back instead of having a flat roof. This design will help it blend in more and be less overbearing than the previous application. However, given the constrained nature of the site an extension of this nature will create a certain level of | No objection. 22/12/17 | | Approved 29/12/17 |



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| | | | | | <p>overbearing. But the question is whether the Town Council feel that the level of overbearing is acceptable.</p> <p>Overshadowing: The development will increase the existing overshadowing in the mornings to 28 Curnows Road by a small amount and there will a small amount of overshadowing to the garden of <u>31 Curnows Road</u> later in the day.</p> <p>Privacy: The western window insert proposed for the existing building will be obscured and this can be retained by planning condition and will stop direct window to window overlooking. The existing first floor rear elevations already has windows so overlooking to the rear already exists. I think the privacy issue can probably be discounted."</p> | | | |
| PA17/09994 | 1/12/17 | T J Morris Ltd (T/A Homebarga ins) | <p>Application for advertisement consent for the siting of an internally illuminated static Totem Sign</p> <p>18 Copper Terrace, Copperhouse, Hayle</p> | 22/12/17 | <p>Phil Brookes</p> <p>Likely objection as per previous application.</p> | <p>HTC objects strongly to this application on grounds in line with those cited by John Bennett on behalf of the Neighbourhood Plan Steering Group. The application is contrary to the Hayle Neighbourhood Plan Policy HB3, the National Planning</p> | | |



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| | | | | | | Policy Framework Paragraph 67 and Cornwall Council's Local Plan Policy 24. 22/12/17 | | |
| PA17/10343 | 1/12/17 | T J Morris Ltd (T/A Homebarga ins) | Application for Consent to display an Advertisement sign, namely the siting of 2 internally illuminated static fascia signs (front and side elevation) 18 Copper Terrace, Copperhouse, Hayle | 22/12/17 | Phil Brookes Objections from the WHS officer and the Council's Historic Environment Officer on the grounds of the proposed illumination. | HTC objects strongly to this application on the following grounds: the application is contrary to the Hayle Neighbourhood Plan Policy HB3, the National Planning Policy Framework Paragraph 67 and Cornwall Council's Local Plan Policy 24. 22/12/17 | | |
| PA17/10871 | 1/12/17 | T J Morris Ltd (T/A Homebarga ins) | Application for Consent to display an Advertisement sign, namely for the siting of 3 non-illuminated vinyl window signs 18 Copper Terrace, Copperhouse, Hayle | 22/12/17 | Phil Brookes No objection. | No objection. 22/12/17 | | |
| PA17/10081 | 5/12/17 | Mr Robert Smith | Certificate of lawfulness existing | 26/12/17 | Sally Brown | No objection. 22/12/17 | | |



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| | | | use of garden store/gym to holiday let The Old Rectory, 15 Lethlean Lane, Phillack, Hayle | | At this early stage of the application process, I have not had the opportunity to visit the site or review the evidence provided. | | | |
| PA17/11407 | 5/12/17 | DCH Group | New vehicular access and off road car parking space 14 Loggans Way, Loggans, Hayle TR27 5BE | 26/12/17 | <p>Kirsty Smith</p> <p>Description</p> <p>The existing property is a mid-terraced dwelling situated in the urban area of Hayle. The surrounding area comprises a mixture of traditional two storey dwellings.</p> <p>The proposed development comprises an off road parking space from the unclassified highway to the front of the existing dwelling. The boundary wall will be removed the parking space constructed of tarmacaddam with drainage before the footpath. These materials will match/complement the existing dwelling.</p> <p>Relevant Planning Constraints - None Relevant Planning Applications - None</p> <p>It is not considered necessary to carry out a site visit in order to satisfactorily assess this application this is because the application form, plans, planning history and Google Maps imagery confirm the proposal creates no overlooking or impact to neighbours.</p> <p><u>Balance of Considerations:</u></p> <p>Visual Impact</p> | No objection. 22/12/17 | | Approved 29/12/17 |



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| | | | | | <p>The proposed extension and porch, by virtue of its form, design and having finishes of rendered walls, slate roof and upvc windows and doors matching the host dwelling will preserve and enhance the character of the existing dwelling and the visual amenities and landscape character of the surrounding area.</p> <p>Residential Impact Due to its size, design and nature as a parking space it is considered that the proposal would have no significant impact upon the residential amenities of the occupiers of these properties through any overbearing relationship, overshadowing or overlooking.</p> <p>Drainage An 'aco' style drain will be located before the highway preventing water run off onto the highway.</p> <p>Parking It is considered that the access to the site is safe and suitable and its use will not result in significant additional highway dangers. The development thereby accords with '...insert any relevant local plan policy'. and Government policy in paragraph 32 of the National Planning Policy Framework 2012</p> <p>The use of the access would have no significant impact upon highway safety, because of its location and the level of visibility available to drivers</p> | | | |



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| | | | | | <p>leaving the site there would also be no significant increase in traffic generation.</p> <p>The Highways Officer comments: The Highways Officer has no highways objection to the proposal providing the addition of a drop kerb and cross over construction over the footway fronting the site for the width of the access condition and informative with regards to a Section 184 Permit.</p> | | | |
| PA17/11083 | 5/12/17 | Jim Lye, Shell UK | <p>Demolish all existing buildings and forecourt structures inc removal of underground fuel tanks and infrastructure.</p> <p>Construct new sales building, forecourt canopy (car & hgv), fuel dispensers, fenced external bin store, ad blue tank, external plant, forecourt pavings.</p> <p>Install underground fuel tanks, new fuel pipework inc vent stack and</p> | 26/12/17 | <p>Phil Brookes</p> <p>No objection – in principle.</p> | No objection. 22/12/17 | | |



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| | | | replacement external floodlighting. Shell Oil UK Ltd Garage, 15 Carwin Rise, Loggans, Hayle | | | | | |
| PA17/11286 | 6/12/17 | Ms Jan Clark, Notemach ne UK Ltd | Retrospective application for the installation of an ATM installed through the wall to the far left hand side of the shop entrance ATM Site, 18 Copper Terrace, Copperhouse, Hayle | 27/12/17 | Phil Brookes No objection. | No objection. 22/12/17 | | |
| PA17/11287 | 6/12/17 | Ms Jan Clark, Notemach ne UK Ltd | Advertisement consent for integral illumination and screen to the ATM fascia, internally illuminated Free Cash Withdrawals sign above the ATM fascia and blue LED halo illumination to the ATM surround ATM Site, 18 Copper Terrace, Copperhouse, Hayle | 27/12/17 | Phil Brookes Concerns from WHS officer who does not object to the installation of an ATM machine but has strong concerns with regards to the proposed blue LED halo illumination. | HTC objects strongly to this application on the following grounds: it is in conflict with Cornwall Council's Shopfront Design Guide, the National Planning Policy Framework Paragraph 67, Cornwall Council's Local Plan Policy 24 and the Hayle | | |



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| | | | | | | Neighbourhood Plan Policy HB3. The town council also notes that this application should be retrospective as the ATM is already in situ. 22/12/17 | | |
| PA17/11319 | 6/12/17 | Mr G Hughes, Devon and Cornwall Constabulary | Erection of two semi-detached dwellings with associated parking, turning and gardens Police Station, 7-11 Sea Lane, Hayle | 27/12/17 | Chloe Pitt Following revised plans received by way of the re-submitted application, the application appears to have addressed concerns over overlooking and impact upon existing residential amenity. | No objection. 22/12/17 | | |
| PA17/11643 | 7/12/17 | Mr and Mrs Barrett | Proposed ground floor extension and patio area 13 Meadowside Close, Hayle TR27 4JL | 28/12/17 | Lee Viner There does not seem to be any significant increase in overlooking, as patio area is same height as existing decking, seems to be enough distance between dwellings not to increase overshadowing or overbearing significantly. | No objection. 22/12/17 | | |
| PA17/10763 | 12/12/17 | Mrs Allison Cocks | Application for a two bedroom detached house on garden adjacent to 'Chy Lowen' Land Adj to Chy Lowen, Humphry Davy Lane, Hayle | 2/1/18 | Catherine Bray Unable to comment, not carried out site visit as yet. | No objection. 22/12/17 | | |



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| PA17/11384 | 13/12/17 | Mr and Mrs Toseland | Proposed demolition of existing sub-standard bungalow and construction of replacement dwelling 3 Penpol Vean, Hayle TR27 4NH | 3/1/18 | Catherine Bray Unable to comment, not carried out site visit as yet. | No objection. 22/12/17 | | |
| PA17/10147 | 13/12/17 | Ms Sheingold | Change of use of land to form 2 seating areas (Retrospective) The Black Lobster, North Quay, Hayle | 3/1/18 | Wendy Grocutt | HTC advises the applicant to withdraw this application and to resubmit it with detailed plans following professional engineering investigation and advice and showing that the proposal is a sustainable solution. If the applicant is unwilling to do this the town council objects to this application with its current plans. 22/12/17 | | |



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| PA17/11054 | 14/12/17 | Mr and Mrs George | <p>The construction of a rear extension comprising – kitchen, living, utility and WC</p> <p>1 Commercial Road, Hayle TR27 4DE</p> | 4/1/18 | <p>Kirsty Smith</p> <p>Description The existing property is a two storey semi-detached dwelling situated in the centre of the town of Hayle. The surrounding area comprises a mixture of traditional two storey dwellings and bungalows. The proposed development comprises a single-storey lean-to extension to be sited to the rear of the existing dwelling. The walls are to be finished in white painted render, and the proposed lean-to roof will be covered with natural slate, the window and doors white upvc framed glazed units. These materials will match/complement the existing dwelling.</p> <p>Relevant Planning Constraints – CA, CDA, WHS Relevant Planning Applications – None The site was visited to display the notice.</p> <p><u>Balance of Considerations:</u></p> <p>Visual Impact It is considered that the rear extension constructed in white painted render with slate roof and upvc framed windows and doors matching the host building will preserve or enhance the character or appearance of the Conservation Area. The proposal thereby accords with policies paragraphs 126, 129, 131-134 (inclusive), 137 and 138 of the National Planning Policy Framework 2012, and the duty imposed under S.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> | No objection. 22/12/17 | | |



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| | | | | | <p>It is considered that the rear extension with constructed in white painted render with slate roof and upvc framed windows and doors matching the host building will preserve the character of the WHS, and the development thereby accords with paragraphs 126, 129, 131-134 (inclusive), 137 and 138 of the National Planning Policy Framework 2012 and Policies P3 and C7 of the West Devon Mining Landscape World Heritage Site Management Plan 2013-2018</p> <p>Residential Impact Due to its single storey nature, size, design and location in relation to neighbouring properties it is considered that the proposal would have no significant impact upon the residential amenities of the occupiers of these properties through any overbearing relationship, overshadowing or overlooking.</p> <p>Drainage The site lies within a critical drainage area, and an appropriate condition should be imposed to secure satisfactory surface water drainage from the site.</p> | | | |
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