



<b>Application number</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 Cttee</b>	<b>CC decision and date rec'd</b>
PA17/11616	18/12/17	Mr Jonathon Gavourin	Demolition of existing bungalow and construction of replacement dwelling  7 Gwel-tek, Phillack, Hayle	8/1/18 – extension req'd 19/12/17 and approved	Chloe Pitt  Given the character of the area where there is predominantly 1 storey dwellings, the 2 storey replacement dwelling is considered to be at odds with the immediate vicinity and seen to be overdevelopment for the site. Furthermore, a 2 storey construction is considered to be overbearing to the next door property at 8 Gwel Tek. For these reasons, officer support won't be given.	Hayle Town Council objects to this application in agreement with the planning officer's comments that the proposed building would be overbearing to the next door property and would be overdevelopment of the site. 19/1/18		Refused 30/1/18
PA17/11763 & Listed Building Consent PA17/11764	19/12/17	Mr Mike McGuire	Listed building consent application for removal of garden potting shed & construction of garage & artist studio  15 Steamers Hill, Angarrack, Hayle	9/1/18 – extension req'd 20/12/17 and approved	Kirsty Smith  The property 15 Steamers Hill is a two storey house which is Grade II listed and is located in the village of Angarrack. Constructed of Killas and granite rubble walls, with scantle slate roof, the building is thought to date from 1867 to 1899, also having a listed front garden wall, gate, piers and railings. The proposal is to remove the potting shed in the rear garden and construct a garage on the edge of the plot onto the highway with an artist studio above. PA17/11764 is received for Listed Building Consent. The site was visited to display the notice.	No objection to both. 19/1/18  HTC's comments changed to 'objection' by HTC's single point of planning contact on receipt of Heritage Officer's comments and CC's refusal – see below:  Hi Kirsty. We listen very carefully to Heritage advisers		



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					<p>Any identified significant adverse effects on protected species? N - A Bat and Barn Owl Report is provided, there is local water and trees however the potting shed does not seem to be of the construction suitable to bats, an informative is applied.</p> <p><u>Balance of Considerations:</u></p> <p><b>Visual Impact</b> It is considered that the garage/studio having hung slate to the top of the walls, render to the lower walls, grey upvc windows and doors and slate roof will preserve the setting of the nearby listed building, and the development thereby accords with paragraphs 126, 129 and 131-134 (inclusive) of the National Planning Policy Framework 2012, and the duty imposed under S.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p><b>Residential Impact</b> Although the proposed development would result in some loss of to the occupiers of the adjacent dwellings as a result of overlooking it is not considered that the impact would, on balance, be so significant as to justify refusal of permission. This is because the windows to the North elevation will be obscure glazed and fixed closed. The proposed development is not considered to be overbearing or cause overshadowing to the neighbouring dwellings.</p> <p><b>Parking</b></p>	<p>comments at Hayle Town Council. If we had seen this comment before we made our decision we would have objected. Therefore, with this new information I fully support your decision to refuse the application. Best wishes Cllr Anne-Marie Rance 26/4/18</p>		
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					<p>It is considered that the access to the new garage is safe and suitable and its use will not result in significant additional highway dangers. The development thereby accords with Government policy in paragraph 32 of the National Planning Policy Framework 2012</p> <p>The Highways Officer has no objection to the proposal.</p> <p><b>Drainage</b>                      Located within a Critical Drainage Area the garage floor and front section will drain into an 'acco' type drain which with the surface water will drain into a soak away system, an appropriate condition will be applied.</p>			
PA17/12048	19/12/17	Kerry Stevens, Anchor Trust	<p>Works to 2 Alder trees, re-pollard Willow tree, works to 3 Birch trees and works to mixed trees</p> <p>John Ellis Court, Penpol Avenue, Hayle TR27 4AS</p>	N/A – for information only	Kirsty Smith	N/A – for information only		Decided not to make a TPO (TCA apps) 21/12/17
PA17/11490	21/12/17	Mr Michael McGuire	Listed building consent application for repair of existing original sash windows, front door, side and rear doors	11/1/18 – extension req'd 21/12/17 and approved	<p>Kirsty Smith</p> <p><b>Description</b>                      The property 15 Steamers Hill is a two storey house which is Grade II listed and is located in the village of Angarrack.</p>	No objection. 19/1/18		Approved 6/2/18



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			<p>and frames. 2 new windows</p> <p>15 Steamers Hill, Angarrack, Hayle</p>		<p>Constructed of Killas and granite rubble walls, with scantle slate roof, the building is thought to date from 1867 to 1899, also having a listed front garden wall, gate, piers and railings.</p> <p>The proposal is to repair the existing windows, front door, side and rear doors and frames, and replace two windows.</p> <p>The site was visited to display the notice.</p> <p><u>Balance of Considerations:</u></p> <p><b>Impact on the Character of the Listed Building</b></p> <p>It is considered that the proposed window and door repairs which retain the existing features and two new windows replacing more modern with older style windows similar to the rest of the dwelling will preserve the character of the listed building, and the development thereby accords with paragraphs 126, 129 and 131-134 (inclusive) of the National Planning Policy Framework 2012, and the duty imposed under section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>			
PA17/12090	28/12/17	Mr Roger Weeks	<p>Application for construction of garden room extension to existing dwelling</p> <p>3 Bownder Dowr, Hayle TR27 6JA</p>	18/1/18 – extension req'd 2/1/18	<p>Lee Viner</p> <p>The extension is single storey so there would not be any significant increase in overshadowing or overbearing. There are no new windows facing the neighbours so there would be no significant increase in overlooking.</p>	No objection. 19/1/18		Approved 22/2/18



# HAYLE TOWN COUNCIL

## Planning Applications (App A)

18 January 2018

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PA17/11886	3/1/18	Mr M Snowdon, Snowdon Property Ltd	Variation of conditions 2 and 8 in respect of decision PA16/05583 dated 05.09.16 (Proposed demolition of redundant ambulance/morgue/ garage and workshops and erection of a terrace of six, two bedroom dwellings together with a garage block and associated works) to allow for UPVC to be used for external materials Snowdon Rudd Ltd, 70 Penpol Terrace, Hayle	24/1/18	Phil Brookes	No objection. 19/1/18		Approved 25/4/18
PA17/11973	4/1/18	Mr M Snowdon, Snowdon Property Ltd	Proposed construction of 2 bedroomed flat above previously approved garage block (PA16/05583) with revision to north west garage. Access	25/1/18	Phil Brookes	Hayle Town Council supports this application. 19/1/18		Refused 21/3/18



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			to flat from Penpol Terrace Land at 70 Penpol Terrace, Hayle					
PA17/12234	8/1/18	Mr & Mrs G Soper	Loft conversion including rooflights. Re-slate front roof slope.  40 Beatrice Terrace, Hayle TR27 4ED	29/1/18	<p>Kirsty Smith</p> <p><b>Description</b></p> <p>The existing property is a mid-terraced dwelling situated in the urban area of Hayle. The surrounding area comprises a row of terraced dwellings and faces an open recreation ground. The proposed development comprises conversion of the loft area with the addition of roof lights to the front and side elevations of the existing dwelling. The walls are to be finished in render, and the proposed lean-to roof will be covered with natural slate. These materials will match/complement the existing dwelling.</p> <p>Relevant Planning Constraints - Conservation Area, WHS, Floodzones, CDA</p> <p>Relevant Planning Applications - None</p> <p>The site will be visited to display the notice and view the rear for possible overlooking from the side roof lights.</p> <p><u>Balance of Considerations:</u></p> <p><b>Visual Impact</b></p> <p>It is considered that the new roof lights which are wooden framed set into the slate and grey cement fiber slate will preserve the character and appearance of the Conservation Area. The proposal</p>	No objection. 19/1/18		Approved 12/2/18



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					<p>thereby accords with policy HB1 of Hayle Neighbourhood Development Plan 2014-2030 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><b>Residential Impact</b> 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><b>Drainage</b> The site lies within a critical drainage area, and a flood zone, no new extensions are proposed, the roof lights do not require drainage, the dwelling exists in the flood zone no mitigation is required.</p>			
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