



HAYLE TOWN COUNCIL

Planning Applications (App A)

19 April 2018

Application number	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 Cttee	CC decision and date rec'd
PA18/01949	13/3/18	Ms Karen and Brian Seagrove	Proposed new dwelling Land North Of Parc-an-dix Lane, Phillack, Hayle	3/4/18 – extension req'd 14/3/18 and approved	James Moseley In relation to application reference PA18/01949, Parc and Dix lane, new dwelling: An application on this site for a dwelling has previously been received and refused. The concerns are whether it is a reasonable site for building, well related to the existing built form. The argument in favour is that the site is historically curtilage associated with the adjacent listed building, which I understand now comprises flats. However, the point against is that there are no other buildings north of the lane, meaning this proposed dwelling could be seen as a visual expansion of the existing settlement. The visual harm is considered greatest from the south, from the opposite site of the estuary from where views of the site are clear. The proposed design has sought to mitigate the impact through materials that blend with the surroundings, minimise the prominence, and follow the line of the slope with the form of building so it is not overly prominent. The degree of visual harm and whether this aspect is sufficient to refuse is a subjective matter. It is unavoidable that this would be the further property north of the lane however. Other matters are not considered insurmountable concerns.	*see page 6 for HTC's comments. 20/4/18	Yes, Cllr Rance to represent the town council at CC Cttee.	



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PA18/01628	14/3/18	Mr Paul Mitchell	Construction of two dwellings (amended plans) Wheal Rose, 24 Mellanear Road, Hayle	4/4/18 – extension req'd 14/3/18 and approved	Phil Brookes This application has been submitted as the scheme nearing completion was not built in accordance with the development approved under planning ref PA16/10725. The development differs from the aforementioned approved scheme in that the finished floor level is 0.74 higher than was approved, two small gables have been omitted from the rear elevation and fenestration on the first floor front elevation has a slightly different design. The scheme is not markedly different from the earlier approved scheme and there are no objections in principle to the development as constructed.	No objection 20/4/18		
PA18/02360	21/3/18	Mrs A Wheatley and Mr S Williams	Single storey rear extension, replacement roof structure incorporating dormers and velux, internal alterations and associated works 4 Carwin Rise, Loggans, Hayle	11/4/18 – extension req'd and approved	Niamh Ashworth The proposal incorporates several elements, which will impact on visual amenity. Given the property's existing height, mass and bulk it already commands a dominant position in the streetscene. The surrounding area is characterised by a number of styles, ages and heights of residential properties and industrial space. The proposal would result in an increase in height of 1m with dormer windows but is considered to be acceptable, given that the site itself is not protected and the variety of other properties nearby.	No objection 20/4/18		Approved 24/4/18



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					<p>The impact on adjoining residential properties is thought to be minimal. A number of windows on the NE elevation already appear to overlook the bungalows at Trekieve Meadows and therefore it is not thought that an additional window in the loft on this elevation would result in an unacceptable increase in the level of overlooking. One letter of concern has been received from an adjoining neighbour. This relates predominately to the removal of their chimney. Confirmation from the applicants has been received that they will rebuild the neighbour's chimney at a later date. As the site is not protected in anyway, this would not require planning permission in any case (no further details have been requested).</p> <p>The site falls within a Critical Drainage Area and Flood Zone 3. A FRA has been submitted as part of the application in accordance with the standing advice from the Environment Agency. The FRA has confirmed that the proposed extension will sit at the same level as the main dwellinghouse, which is some 270mm above the adjacent highway. The Case Officer is satisfied that there would be no</p>			
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					increase to flood risk, after the proposed development is completed.			
PA18/02676	21/3/18	Mrs A Hall	Single storey front extension. Access ramp and handrail to side entrance 50 Mellanear Road, Hayle TR27 4QT	11/4/18 – extension req'd and approved	Niamh Ashworth Although the dwellings on the SW side of Mellanear Road, Hayle are similar in that they are set back from the main road with sufficient front garden space, there is no definite or continuous building line. The proposed development, by virtue of its form, design and finishes will therefore preserve the character of the existing dwelling and the visual amenities of the surrounding area. 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, in accordance with Policy 1 and 12 of the Cornwall Local Plan. A condition restricting any further windows that could potentially overlook neighbours at a later date can be added to maintain privacy.	No objection 20/4/18		



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PA18/01546	23/3/18	Mr & Mrs Bowen	Change of use of workshop/ outbuilding to provide detached self- contained annex 2 Commercial Road, Hayle TR27 4DG	13/4/18 – extension req'd 28/3/18 and approved	Catherine Bray I am unable to comment as I have not visited the site to date.	HTC objects to this application on the grounds that the proposed building would not be an annex; it would be overdevelopment of the site and fails to provide adequate amenity space. 20/4/18		
PA18/01800 and Listed Building Consent PA18/01801	23/3/18	Mr S Murray, The Care Home Group Ltd	Internal alterations and formation of new demountable partitions, installation of replacement external doors and windows, complete rewiring and renewal of heating systems to the wrap around/ newer structures and not the historic building. Removal of lean-to link on eastern elevation and demolition of redundant garden	13/4/18 – extension req'd 28/3/18 and approved	Catherine Bray Support subject to the comments from the Historic Environment Team	HTC supports this application strongly. 20/4/18		



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			structure on western boundary Millpond View Nursing Home, 11 Millpond Avenue, Hayle TR27 4HX					

***Comments regarding PA18/01949 submitted to CC on 20/4/18**

Hayle Town Council objects to this application on the following grounds:

The town council, in agreement with John Bennett, would like to draw your attention to errors in the Planning Statements, namely

- a) 5.4 (2018) Claims that the Rounding Off provisions of Local Plan Policy 3 apply. These provisions only apply where the local is not subject to a Development Plan Document. Hayle has a DPD.
- b) 2.6 (2017) The application Planning Statement incorrectly states that the application site borders the World Heritage Site. It is within the WHS.

And objects for the following reasons:

- a) Neighbourhood Plan Policy SD1 allows appropriate development within built-up areas. The application site is not within the built-up area boundary. Local Plan Policy 7 would apply and the application does not comply.
- b) The application site is within the WHS and does not maintain or enhance the OUV. This fails Local Plan Policy 24. There is no construction to the north side of Parc-an-dix Lane.
- c) Although ING received Outline Consent on PA08/0613 on 29 June 2010 for land to the north of the application site, there has been no development, nor has an application for detailed consent been received. This site was originally protected as a local gap and there is no indication of when or if it will be developed.

Hayle Town Council also objects to the application as it does not comply with Hayle Neighbourhood Plan (going to Referendum on 24 May 2018) Policies NE1, NE9 and SD5. It also wishes to point out that the claim that this is not the same site as previous applications is erroneous. This is clearly the same site, the building has merely been moved slightly on the same site. 20/4/18