



**HAYLE TOWN COUNCIL**

**Planning Applications (App A)**

**21 June 2018**

<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>
PA18/04051	14/5/18	T J Morris Ltd, T/A Home Bargains	New external entrance lobby  Home Bargains Co Op Stores, 18 Copper Terrace, Copperhouse, Hayle	4/6/18 – extension req'd 15/5/18	Phil Brookes	No objection 22/6/18		
PA18/04017	15/5/18	Mr Stuart Clatworthy	Application for approval of reserved matters (appearance, landscaping, layout and scale) for erection of a dwelling (PA17/08038)  Land NE of 21 Steamers Hill, Angarrack, Hayle	5/6/18 – extension req'd 15/5/18 and approved	Sarah Dyke  I don't have any immediate concerns with this one. The design of the dwelling has been carefully considered so that there is no significant direct impact upon the neighbouring properties. The property is in character in terms of scale/height/design.	No objection 22/6/18		
PA18/04005	18/5/18	Mrs Mellisa Radmore	Listed building consent application for retrospective consent for minor works to internal and external elements  Penpol Cottage, 20 Penpol Avenue, Hayle TR27 4NQ	8/6/18 – extension req'd and approved 18/5/18	Chris Williams (HTC note: this is the application that could not be considered at the last full council meeting because of lack of documents available for view. Documents are now available online.)  Application supported as per Conservation Officer comment below : <i>'..Unauthorised works have been carried out that have led to a loss of historic fabric, though the full</i>	No objection 22/6/18		Approved 22/6/18



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					<p><i>extent of this appears to be unknown. Note that there is no provision within the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to grant consent for retrospective works. In this case it appears necessary to take a pragmatic approach. The property has undergone a few stages of unauthorised works. Some works pre-date the reported 2004 works such as the removal of lath and plaster and replacements with asbestos wall panels. The proposed works restore traditional methods and materials to the building and this is considered a conservation gain.</i></p> <p><i>The unauthorised works have harmed the aesthetic and evidential value of the heritage asset. Historic fabric embodies evidential value indicating historic construction methods and materials, such as lath and plaster, scantle slate roof and floor joists. The loss of the original floor level and laying of concrete floor and damp proof membrane will have disturbed any archaeological value below ground. Whilst the merits of the works are not necessarily disputed, potentially some historic fabric could have been retained and repaired or at least recorded.</i></p> <p><i>The loss of scantle slate roof and the removal of the rear stack to this vernacular Cornish farm cottage harm its aesthetic value and architectural quality.</i></p>			
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					<p><i>Whilst the slates have been lost, the bricks and pot remain on site and present an opportunity to reinstate the chimney. The proposed reinstatement of the chimney is supported.</i></p> <p><i>The proposed works will enhance the heritage asset, reversing unsympathetic works and protecting the historic fabric. The removal of masonry paint will allow the stonework to breath. The application of breathable products such as lime and Beeckosil is commended. Details of methods and materials have been provided in the supporting information.</i></p> <p><i>Overall the proposal will enhance the heritage asset and its setting..'</i></p>			
PA18/03972	21/5/18	Marks and Spencer	<p>Installation of 1 permanent storage container, in order to provide additional storage support to the store</p> <p>Marks and Spencer, Unit B West Cornwall Shopping Park, Marsh Lane, Hayle</p>	11/6/18 – extension req'd 22/5/18 and approved	Catherine Bray	No objection 22/6/18		



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PA18/04517	21/5/18	Mrs Elaine Jo	Construction of extension and entrance porch to existing dwelling  13 Steamers Hill, Angarrack, Hayle	11/6/18 – extension req'd and approved 22/5/18	<p>Kirsty Smith</p> <p>The existing properties are linked situated in Angarrack on the outskirts of Hayle. The surrounding area comprises a mixture of traditional two storey dwellings.</p> <p>The proposed development comprises a porch and side extension to the existing dwelling which was originally 13 and 13A Steamers Hill. The walls are to be finished in render, the roof will be covered with blue/black interlocking fiber cement slate and the windows and doors upvc framed glazing. These materials will match and complement the existing dwelling.</p> <p>Relevant Planning Constraints - CDA Relevant Planning Applications - None</p> <p>The site was visited, to check for impact to residential amenity of the adjacent dwelling.</p> <p><u>Balance of Considerations:</u> Visual Impact</p> <p>It is considered that the proposed porch and extension having render walls, upvc windows and doors and blue/black fibre roof tiles matching the host dwelling will preserve the setting and</p>	No objection 22/6/18		Approved 25/6/18



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					<p>character of the adjoining 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 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>The proposed extension and porch, by virtue of its form, design and having finishes of rendered walls, fibre 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><b>Impact to protected species</b> The Bat and Barn Owl Statement provided considers the presence of Bats or Barn Owls to be unlikely, the standard informative is applied which advises of the importance of these protected species and on discovery who to contact.</p> <p><b>Residential Impact</b> From site inspection, although the proposed development would result in some loss of residential amenity to the occupiers of a neighbouring dwelling as a result of overlooking it is not considered that the impact would, on balance,</p>			
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					<p>be so significant as to justify refusal of permission. This is because the new window will be obscure glazed and have restricted opening an appropriate condition. The extension is not considered to be overbearing or cause loss of light.</p> <p><b>Drainage</b> 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>			
PA18/04394	23/5/18	Mr David Whitehead	<p>To create an off road turning area in part of the front garden</p> <p>70 Commercial Road, Hayle TR27 4DH</p>	<p>13/6/18 – extension req'd 23/5/18 and approved</p>	<p>Kirsty Smith</p> <p><b>Description</b> The existing property is a two storey end terraced dwelling situated in the urban area of Hayle. The property is located on the classified highway the surrounding area comprises terraced dwellings and an adjacent store with parking.</p> <p>The proposed development comprises formation of a turning area to be used in conjunction with the existing access to the front of the existing dwelling. The existing garden wall will be partly removed to the side and a level turning area cut into the sloping garden, the surface will be finished in porous hardcore finish.</p> <p>Relevant Planning Constraints - WHS, Conservation Area, Floodzone, Critical Drainage Area</p> <p>Relevant Planning Applications - None</p> <p>The site was visited to display the notice and assess the ground levels and proposed turning area.</p>	<p>Hayle Town Council objects strongly to this application on grounds in line with the comments of the Cornish Mining WHS Office and the Conservation Officer and because the proposed work is completely unnecessary.</p> <p>Hayle Town Council would like this application to be called in by CC Hayle North Division Councillor Pollard if</p>	Yes	Withdrawn 26/6/18



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					<p><u>Balance of Considerations:</u>  <b>Visual Impact</b>            It is considered that the removal of a small side section of wall to accommodate the turning area, will not preserve the setting and character of the Conservation Area, and the development is contrary to paragraphs 126, 129 and 131-134 (inclusive) of the National Planning Policy Framework 2012, and the duty imposed under section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990</p> <p>It is considered that the formed turning area with wall sections matching the existing wall and complementing the host dwelling will not preserve the character of the WHS, and the development thereby is contrary to 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><b>The Cornish Mining WHS Office comment that:</b>            "The proposed development appears to require the demolition of a historic wall. Whilst appearing minor, the loss of the wall will cause a degree of harm to the historic environment through loss of fabric. The wall in conjunction with the other walls adjoining delineates the extent of the curtilage for this row of cottages that appear on the historic mapping (dated 1875-1901).</p>	<p>Cornwall Council is minded to approve.            22/6/18</p>		
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					<p>The cottages themselves are early examples of the development of Hayle as a settlement and date from the main period of interest for the WHS (1700-1914).</p> <p>It is noted that there appears to be an existing drive serving the property and on-street parking appears to be available in the form of a parking bay that runs along the roadside boundaries of the properties along Commercial Road. The WHS is therefore concerned that there appears to be no justification in the terms set out in Local Plan Policy 24 for the loss of historic fabric to create off-street parking.</p> <p>We consider the proposed development would negatively impact upon the character and form of these historic buildings as well as the wider streetscene through the removal of the wall and the formation of the parking area. Such incremental and seemingly minor developments can harm the Outstanding Universal Value of the World Heritage Site and in this instance we recommend this application be refused.'</p> <p><b>The Conservation Officer comments:</b>          'The boundary is significant as it appears on the historic mapping (dated 1875-1901) and it contributes to the significance and setting/character of the house, the cottage is an early example of the development of Hayle especially its frontage (and the fact that it is in a Conservation Area and WHS -</p>			
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					<p>the wall contributes value and significance to both designations ).</p> <p>It is likely the wall was built at the same date as the house itself - which again increases its contextual significance with that of the house. There has always been a front garden here which would also presumably be lost.</p> <p>I agree with the comments of the WHS Officer entirely. The removal of part of the wall would have a negative impact upon the character and form of the historic buildings and the wider streetscene. Recommend refusal.'</p> <p><b>Residential Impact</b></p> <p>Due to its size, design, nature as a car turning area 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></p> <p>The site lies within a critical drainage area, the surface will be porous hardcore which will prevent water run off onto the highway.</p> <p><b>Parking</b></p> <p>There would be no significant impact upon highway safety as the existing access is retained to the new turning area. An area devised to help leave site in forward gear.</p>			
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PA18/03573	25/5/18	Mr Sergey Hartman, Centrica	Extension of the existing fence 2.5m-3m to the south of the site, laying of new concrete plinth and installation of two 45ft containers stacked one on top the other. A second concrete plinth will also be installed for a new air-cooled transformer Wave Hub Substation And Control Room North Quay, Hayle	15/6/18 – extension req'd 29/5/18	Phil Brookes	Hayle Town Council has no objection to this application provided the noise assessment requested by Community Protection: Public Protection Noise and Odour Planning Consultations is satisfactory. 22/6/18		
PA18/04640	08/06/18	Mrs Barbara Kennedy	Construction of wooden garden storage shed  1 Undercliff, Phillack, Hayle	29/06/18	Kirsty Smith The existing property is a detached bungalow situated at Phillack, Hayle. The surrounding area comprises a mixture of traditional two storey dwellings and bungalows.  The proposed development comprises a small shed to be sited on a lower terrace to the front of the existing dwelling. The walls of the shed are grey painted treated timber, the roof will be covered with felt and the windows timber framed and the door	No objection 22/6/18		



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					<p>timber. These materials will match and complement the existing dwelling.  Relevant Planning Constraints - Flood Zones 2,3 and 3b.  Relevant Planning Applications - None  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.  <u>Balance of Considerations:</u>  <b>Visual Impact</b>  The proposed shed by virtue of its form, location on a lower terrace, design and having finishes of painted timber walls, felt roof, timber windows and door in keeping with the host dwelling will preserve and enhance the character of the existing dwelling and the visual amenities and landscape character of the surrounding area.  <b>Residential Impact</b>  Due to its size, design and location tucked behind a boundary on lower land 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.  <b>Flood Zones</b></p>			
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					The shed is located within flood zones 2, 3 and flood plain 3b however the use is for storage and not domestic accommodation no mitigation is required.			
PA18/05347	08/06/18	Mr Jeremy Martin	Proposed single storey rear extension and installation of solar panels  21 Meadowside Close, Hayle	29/06/18	Hannah England	No objection 22/6/18		
PA18/05173	11/06/18	Mr and Mrs Platt	Veranda extension  Glenvale, E17 Riviere Towans, Phillack, Hayle	02/07/18	Hannah England  The application is considered to comply with each requirement of Policy NE5 of the Hayle Neighbourhood Plan. The veranda would not cause any overbearing or overshadowing. Although would be overlooked by the chalet positioned to the rear, mutual overlooking is already in existence and is the nature of the site.	No objection 22/6/18		