



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
PA18/05363	15/6/18	Mr and Mrs Harding	<p>Proposed dormer extension with balcony and associated works</p> <p>The Old Beach House, 45 Riviere Towans, Phillack, Hayle</p>	6/7/18 – extension req'd 19/6/18 and approved	<p>Kirsty Smith</p> <p>Description The existing property is a detached bungalow with converted roof space situated on the hillside facing the sea at Riviere Towans, Phillack. The surrounding area comprises a mixture of bungalows, holiday units, and guest houses. The proposed development comprises a dormer to be sited to the rear of the existing dwelling. The small section of wall is to be finished in render, the roof will be covered with natural slate and the doors upvc framed glazing. These materials will match and complement the existing dwelling. Relevant Planning Constraints - PROW Relevant Planning Applications - None The site was visited to view if the balcony impacts the residential amenity of the neighbours.</p> <p>Balance of Considerations: <i>Visual Impact</i> The proposed rear dormer and balcony, 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. <i>Residential Impact</i> Although the proposed development would result in some loss of amenity to the occupiers of</p>	No objection 20/7/18		Approved 24/7/18



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					neighbouring 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 a 1.8M high obscure privacy screen is retained by condition to both sides of the proposed balcony. The development is not considered overbearing or overshadowing. <i>PROW</i> The dwelling is located behind a Public Right of Way which is also a highway no informative will be required.			
PA18/04240	15/6/18	Christina Dawber, Environment Agency	Construction of a small locally-sourced stone building to house river level monitoring equipment for flood monitoring and emergency response services Millpond Gardens, Hayle TR27 4HA	6/7/18 – extension req'd 19/6/18 and approved	Catherine Bray No concerns.	HTC supports this application strongly. 20/7/18		
PA18/05650	18/6/18	Mr Brian Trevorrow	T1 Ilex Oak – Prune and T2 Ash – Remove 44-46 Meadowside House, Trelissick Road, Hayle TR27 4HY	N/A For information only	Kirsty Smith	N/A – For information only		Decided not to make a TPO (TCA apps) 20/6/18



HAYLE TOWN COUNCIL

Planning Applications (App A)

19 July 2018

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PA18/05028	19/6/18	Laura Walton, Harvey's Foundry Trust	Listed Building Consent for retention of works not in accordance with listed building consent decision ref: PA12/10001, the variations form part of the Planning Performance Agreement (PA16/02076/PREA PP) Plantation Store, Foundry Lane, Hayle TR27 4HD	10/7/18 – extension req'd 20/6/18	Phil Brookes	HTC supports this application. 20/7/18		
PA18/05477	22/6/18	Hayle Veterinary Surgery	Partial demolition of existing store and construction of dwelling. (Revised scheme of PA13/00508) Veterinary Surgery, 82-84 Commercial Road, Hayle TR27 4DH	13/7/18 – extension req'd 22/6/18 and approved	Catherine Bray No objections in principle, however I maintain concerns with regards to the design and impact on the area as it has not significantly changed from the previous refusal at the site. Still awaiting comments from the Historic Environment Service. The WHS team have also raised objections with regards to the design of the dwelling.	HTC objects to this application on the following grounds: a) the design of the dwelling in line with the objections of the WHS team, that it is not in keeping in a WHS; b) dangerous access; and c) lack of amenity.	Yes, AMR or CP to represent HTC.	Withdrawn 14/8/18



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						If CC is minded to approve HTC will ask Councillor Pollard to call this application in to CC's planning committee. 20/7/18		
PA18/04975	26/6/18	Mr M Snowdon, Snowdon Property Ltd	Resubmission of PA17/11973 for construction of 1 bedroomed flat above previously approved garage block (PA16/05583). Access to flat from Penpol Terrace Land and Garages, Penpol Terrace, Hayle	17/7/18 – extension req'd 27/6/18	Phil Brookes (HTC note: HTC supported PA17/11973 – it was refused by CC for one reason: The proposal would constitute a cramped form of development where the amenities of future occupiers of the proposed flat would be significantly compromised by the lack of any provision of external amenity space and from noise and light pollution emanating from unrelated vehicular traffic entering and leaving the site/garage block. Additionally, by virtue of its size and proximity to the adjacent property to the immediate north-west the development would have significant overbearing and overshadowing impacts to the detriment of the residential amenities that the occupiers of that property might reasonably continue to expect to enjoy. Having regard to the above the development would not function well or add to the overall quality of the area and thus fails to accord with policies 2, 12 and 13 of the Cornwall Local Plan (2010-2030) and with paragraphs 17, 56,	HTC supports this application. 20/7/18		



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					58, 123 and 125 of the National Planning Policy Framework.)			
PA18/05967	3/7/18	Mr Colin Finbow	Construction of two storey extension and modification to existing rear roof elevation 58 Commercial Road, Hayle TR27 4DH	24/7/18	Kirsty Smith The existing property is a mid-terraced dwelling situated in the urban area of Hayle. The surrounding area comprises the attached terrace of traditional two storey dwellings, a rear row of traditional properties and an adjacent car park. The proposed development comprises raising of the rear roof section and formation of a two storey flat roof extension to the existing dwelling. The walls are to be finished in render, the roof will be covered with natural slate and the windows and doors upvc framed glazing. These materials will match and complement the existing dwelling. Relevant Planning Constraints - CDA, Floodzones, Conservation Area, World Heritage Site Relevant Planning Applications - None The site was visited to display the notice. Balance of Considerations: <i>Visual Impact</i> It is considered that the rear development having materials matching the host dwelling will preserve or enhance the character or appearance of the Conservation Area. The proposal thereby accords with policies "relevant local plan(s)", paragraphs 126, 129, 131-134 (inclusive), 137 and 138 of the	No objection. 20/7/18		Approved 6/8/18



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					<p>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 rear extension with render walls, roof slates and upvc 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 Policies P3 and C7 of the West Devon Mining Landscape World Heritage Site Management Plan 2013-2018</p> <p><i>Residential Impact</i></p> <p>Due to its size, design having no side windows and rear 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 or overlooking.</p> <p>The shadow from the new extension will be mostly to the extension of the dwelling to the West, later in each day the shadow will be to part of the property to the East, this is not on balance, so significant as to justify refusal of permission.</p> <p><i>Drainage</i></p> <p>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> <p><i>Floodzones</i></p>			
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					The front edge of the site lies within Flood Zones 2,3 and 3b, the development to the rear there fore does not require an flood mitigation, further the sleeping accommodation is on the first floor and as such in the event of flood this is above any known flood level.			
PA18/05952	6/7/18	Ms C Williams, Sandy Acres Estate	Certificate of lawfulness for food sales and siting of a container Sandy Acres, Sandyacres, Loggans, Hayle	27/7/18	Sally Brown	No objection. 20/7/18		
PA18/05953	6/7/18	Ms C Williams, Sandy Acres Estate	Certificate of lawfulness for existing use of land as a campsite Sandy Acres Campsite, Sandyacres, Loggans, Hayle	27/7/18	Sally Brown	No objection. 20/7/18		
PA18/05957	6/7/18	Ms C Williams, Sandy Acres Estate	Certificate of lawfulness for use of land as car park and access	27/7/18	Sally Brown	No objection. 20/7/18		Granted (CAADs and LUs only) 21/8/18



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			Sandy Acres Carpark, Sandyacres, Loggans, Hayle					
PA18/06234	9/7/18	Mr Christopher Richards	Felling of Eucalyptus tree 22 Foundry Hill, Hayle TR27 4HW	N/A – for information only	Kirsty Smith The application seeks to fell a Eucalyptus tree located in the garden of 22 Foundry Hill, Hayle. The tree is located within the Tree preservation Order. The application form and associated plan explain that the 45 year old tree is too large to the small garden. The suggested replacement tree is a dogwood tree located further from the house within the same garden. The Tree Officer has not yet provided comment.	N/A – decided under delegated authority		Decided not to make a TPO (TCA apps) 25/7/18
PA18/04980	12/7/18	Mr Daniel Lees	A single storey side and front extension 7 Trelawney Villas, Little Lane, Hayle TR27 4PY	2/8/18	Kirsty Smith The existing property is a semi-detached dwelling situated in the urban area Ventonleague of Hayle. The dwelling is set behind other properties accessed from a long drive. The surrounding area comprises a mixture of traditional two storey single and terraced dwellings. The proposed development comprises a single-storey wrap round extension to be sited to the front and side rear of the existing dwelling. The walls are to be finished in render, the flat roof will be covered with a single ply membrane and the windows and doors aluminum composite framed glazing. These	No objection. 20/7/18		Approved 3/8/18



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					<p>materials will match and complement the existing dwelling.</p> <p>Relevant Planning Constraints - CDA PROW</p> <p>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>Balance of Considerations:</p> <p><i>Visual Impact</i></p> <p>The proposed wrap round front and side extension, by virtue of form, design and having finishes of rendered walls, single ply membrane flat roof and aluminium composite 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><i>Residential Impact</i></p> <p>Due to its size, single storey nature, design having no side windows 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><i>Drainage</i></p>			
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					<p>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> <p><i>Parking</i> Although the extension is to the side and front of the dwelling, there are two parking space on land within the curtilage off the long access drive.</p> <p><i>PROW</i> The footpath is outside of the long site access lane and as the site is set back from the footpath it is unlikely that any material will be stored on the footpath.</p>			
PA18/05942	12/7/18	Mr Philip Yates	Non-material amendment (No.2) for Plots 5 & 6 combining the approved car ports in respect of (PA17/00531) Erection of five dwellings (revised application in relation to PA16/08009), with associated parking and external works Former Frank Johns Centre, 56 Queensway, Hayle TR27 4NL	26/7/18	<p>Laura Potts</p> <p>I am dealing with the NMA for the application at the Frank Johns Centre (PA18/05942). They previously had a NMA for car ports over the driveways and this proposal is to have a pair together for Plots 5 and 6. The NMA procedure requires us to consider the 4 tests as set out in the Act. The tests are:</p> <ul style="list-style-type: none"> (i) the changes are considered inconsequential in terms of their scale in relation to the original permission; (ii) the changes would not result in any detrimental impact either visually or in loss of amenity; (iii) the interests of any third party or body who participated in or were informed of the original decision would not be disadvantaged in any way, and; (iv) the changes are not contrary to planning policy. <p>I consider that the changes would meet this criteria. I look forward to your comments at your earliest convenience. The deadline is next Monday 23rd as it came through to me late. If you, and Cllr Coad, do have any comments which can be provided in this timeframe I would be really grateful. I think from memory you have not commented on previous schemes given your proximity to the site.</p>	No comment 20/7/18		Approved 27/7/18