



HAYLE TOWN COUNCIL

Planning Applications (App A)

17 May 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
PA18/02426	13/4/18	Mr Ross & Mrs Alice Cheal	Construction of dwelling The Chillout, 29 Little Lane, Hayle TR27 4PY	4/5/18 – extension req'd 13/4/18	Phil Brookes The site is sustainably located for new residential development. There would be no significant impacts on neighboring occupiers as a consequence of overlooking or overbearing impacts and there is adequate on-site amenity space. There are no objections from the highways officer or drainage officer and as such, there are no objections in principle.	No objection 18/5/18		Approved 6/6/18
PA18/02823	18/4/18	Mrs Joan Rowley	2 storey extension to rear of property 20 Clifton Terrace, Hayle TR27 4BP	9/5/18 – extension req'd 18/4/18 and approved	Kirsty Smith The existing property is a two storey semi-detached dwelling situated close to the estuary in Hayle Town. The surrounding area comprises a row of traditional two storey dwellings open countryside to one side and the estuary to the other. The proposed development comprises removal of a single storey extension to be replaced with a double storey extension sited to the rear of the existing dwelling. The walls are to be finished in render, the roof will be covered with natural slate tiles and the windows and doors upvc framed glazing. These materials will match and complement the existing dwelling. Relevant Planning Constraints - Conservation Area, World Heritage Site Relevant Planning Applications - None The site was visited to display the notice. Visual Impact	No objection 18/5/18		Approved 21/5/18



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					<p>It is considered that the rear development having matching render finish, slate roof tiles and upvc windows and doors will preserve the character of the Conservation Area. The proposal thereby accords with 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 rear extension with render walls, slate roof tiles and upvc framed glazed windows and doors 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>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</p> <p>Although the proposed development would result in some loss of amenity to the occupiers of neighbouring dwellings 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 first floor side window which is over a bath is high up in the wall and will be obscure glazed due to its location within a bathroom.</p> <p>The two storey extension is not considered to be overbearing, the shadow from the extension will be over the neighbouring dwellings extension.</p>			
PA18/02668	23/4/18	Mr Roger King	Retrospective application to up-grade and retain existing Shop element of No77 and redevelop interior of existing adjacent Store area to form a single self-contained, single bedroom flat for a social affordable starter home and known as 77B Fore Street The Jolly Bodger, 77 Fore Street, Copperhouse, Hayle	14/5/18 – extension req'd 24/4/18 and approved	<p>Phil Brookes</p> <p>No objection to the proposed flat in the store area though there appears to be some confusion as to whether the shop will remain or will be converted to a residential use.</p>	HTC objects to this application on the following grounds: a) there is no amenity space, b) there is a lack of commercial property in Hayle and this would reduce it further, c) the flood officer and Environment Agency have not been consulted regarding flooding and this property is in a high risk flood zone; a flood risk assessment needs to be carried out. If Cornwall Council is minded to approve this		Approved 26/9/18



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						application the town council requests that it be called in. 18/5/18 (HTC only: CP or AMR to represent.) *see end of AppA for further information.		
PA18/03450	24/4/18	Ms Claire Williams, Sandy Acres Estate	Certificate for Lawfulness for the existing use of a building (the "Pea Gravel Shed") for general industrial purposes at Sandy Acres, Hayle Pea Gravel Shed, Sandyacres, Loggans, Hayle	15/5/18 – extension req'd 24/4/18 and approved	Sally Brown	No objection 18/5/18		Approved 6/6/18
PA18/03451	24/4/18	Ms Claire Williams, Sandy Acres Estate	Certificate of Lawfulness for the continued use of land for vehicle parking purposes Pea Gravel Shed, Sandyacres, Loggans, Hayle	15/5/18 – extension req'd 24/4/18 and approved	Sally Brown	No objection 18/5/18		Approved 6/6/18



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PA18/03778	24/4/18	Miss Lynette Segers	Works to improve disabled access including single storey extensions, decked area to rear and widening of drive/access Te Aroha, 7 Dracaena Avenue, Hayle TR27 4LZ	15/5/18 – extension req'd 25/4/18 and approved	Kirsty Smith 17/5/18 I have negotiated the rear extension roof to be lowered to a flat roof as it was overbearing to the neighbours garden and took some garden light. <i>REVISED REPORT</i> The existing property is a detached bungalow dwelling situated in the urban area of Hayle. The surrounding area comprises detached bungalows. The proposed development comprises formation of a wider access for parking of three cars, removal of the existing garage, front and rear extensions to the existing dwelling including level wheelchair access to the extension which due to land height form a tall fixed floor level to the Therapy room. The walls are to be finished in render with part fiberboard; the front roof will be covered with concrete interlocking tiles to the pitch roof and rear fiberglass flat roof with roof lights, and the windows and doors white upvc framed glazing. These materials will match and complement the existing dwelling. The site has been visited to view to the impact to neighbours at 9 Dracaena Avenue. Balance of Considerations: <u>Visual Impact</u> The proposed front parking area, removed garage, front extension and rear linked therapy extension, level decking and concrete ramps by	No objection 18/5/18		Approved 6/7/18



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					<p><i>virtue of form, design and having finishes of part rendered walls with grey fibreboard weatherboard, concrete pitched roof and fibreglass flat roof and white 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></p> <p><u>Residential Impact</u></p> <p><i>Although the proposed development would result in some loss of amenity to the occupiers of neighbouring dwellings as a result of overshadowing it is not considered that the impact would, on balance, be so significant as to justify refusal of permission. This is because each bungalow in the row is slightly higher than its neighbour to the left. The shadow from the front extension will fall to the side wall of the bungalow to the left and across a front window for a part of each day. The rear extension shadow will fall across the garden of the dwelling for part of the day and the garden of the neighbouring dwelling for part of the day. Although the link therapy room is on the boundary it has been re-designed to have a lower roof to lessen the element of a solid wall structure, the height is maintained to give level disabled access, the existing garage wall is unpainted and dark the revision will be white and although it is taller and somewhat overbearing will be brighter and the existing wall is above head height. The additional single storey windows to the rear extension face into the garden and house of the adjacent dwelling these</i></p>			



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					<p><i>will be obscure glazed and fixed closed by an appropriate condition. A new side window to the main dwelling will be fixed closed bar the small top light and obscure glazed to give privacy to both neighbours. The additional windows to the front extension will be closer to the adjacent dwelling than the existing dwelling. It is considered that the single storey windows could be screened by the adjacent dwelling by raising their existing boundary treatment.</i></p> <p><u>Parking</u> <i>It is considered that the newly widened access to the site from the unclassified highway is safe and suitable and its use will not result in significant additional highway dangers.</i> <i>There would be no significant impact upon highway safety through the loss of the garage and side parking space because there would be three new space created to within the curtilage of the dwelling house for alternative parking.</i></p> <p><u>Drainage</u> <i>The site lies within a critical drainage area, the new surface water will drain into a soak-away on site. The new parking area will drain to an 'acco' style drain.</i></p> <p>Response to objections: <i>An objection is received which considers that the original proposal was overbearing, caused loss of light and overlooking these are all addressed in the revised design, the objector has the revision and comments not yet received for the revision.</i></p>			
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PA18/03536 and Listed Building Consent PA18/03537	25/4/18	Mr Sean Murray, The Carlauren Group	Internal alterations and formation of new demountable ensuite partitions, the removal of UPVC windows to the Listed Building and the installation of traditionally designed external doors and windows. The complete rewiring and renewal of heating within the historic building. The construction of a glazed lantern over the internal courtyard and minor fenestration alterations and new dormer roof over the lift, to the modern wrap around structures within the site. Millpond View Nursing Home, 11	16/5/18 – extension req'd 25/4/18 and approved	Catherine Bray As with the other applications at this site, supported subject to comments from the Historic Environment Team	No objection (both) 18/5/18		Approved (both) 25/7/18



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			Millpond Avenue, Hayle TR27 4HX					
PA18/03214	26/4/18	Mr & Mrs Matt & Lisa Kingshott	To alter the pitch of the roof so as to create two new bedrooms and a bathroom to the first floor 17 Dracaena Crescent, Hayle TR27 4EN	17/5/18 – extension req'd 27/4/18 and approved	Chris Williams	No objection 18/5/18		Approved 15/6/18
PA18/03593	26/4/18	Mr Richard Benwell, Hayle Cricket Club	Removal of existing cricket nets and replacement with new nets. Remove concrete slabbed batting area and replace with ECB approved artificial batting tracks Hayle Cricket Club, Riviere Towans, Phillack, Hayle	17/5/18 – extension req'd 27/4/18 and approved	Catherine Bray Support the improvements to the Cricket Club facilities.	Strong support 18/5/18		Approved 24/5/18
PA18/03594	30/4/18	MS and D Ltd	Application for the construction of detached dwelling (amended design)	21/5/18	Catherine Bray Support the proposed minor amendments to the previous application.	No objection 18/5/18		Approved 11/6/18



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			Land Opposite 23 Prospect Place, Hayle					
PA18/04005	1/5/18	Mrs Mellisa Radmore	Retrospective consent for minor works to internal and external elements Penpol Cottage, 20 Penpol Avenue, Hayle TR27 4NQ	22/5/18	Chris Williams	HTC cannot comment on this application due to the lack of information: there are no descriptions of works and no plans. 18/5/18		
PA18/03311	1/5/18	Mr S Kingsbury	Outline planning permission with all matters reserved: Erection of Manager's Dwelling Wheal Alfred Metal Recycling Ltd, Wheal Alfred Road, Hayle TR27 5JT	22/5/18	Catherine Bray I am still awaiting to discuss this one with my managers so I am unable to give feedback at the moment.	No objection 18/5/18		Refused 20/6/18
PA18/03904	3/5/18	Mr Ian Gratton	Replacement of collapsed retaining wall Rear of Central Garage, 8-10 Hayle Terrace, Hayle	24/5/18	Catherine Bray No concerns with the replacement wall.	Strongly support 18/5/18		Approved 23/8/18
PA17/11773	8/5/18	Mr & Mrs Jefferies	Proposed extension to form 6 new rooms & general alterations at Morovah View	29/5/18	Phil Brookes This is a resubmission of an earlier scheme which was approved under ref: PA15/01159 but that	No objection 18/5/18		Approved 6/7/18



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			Residential Care Home, 1 Bar View Lane, Hayle Morovah View Residential Home, 1 Bar View Lane, Hayle TR27 4AJ		approval has now expired. No objections in-principle.			
PA18/03948	9/5/18	Mr Anthony Skitt, Classic Cottages	Proposed office with associated parking and landscaping Land Off Marsh Lane, Marsh Lane Industrial Park, Hayle TR27 5JR	30/5/18	Phil Brookes No objections in principle.	No objection 18/5/18		Approved 31/7/18

*The objections to this application were subsequently withdrawn by HTC’s single point of contact for planning following information provided by the planning officer that the Environment Agency were satisfied regarding flooding; the applicant had confirmed that the shop element of the property would be retained for retail purposes; and planning opinion that “ If a proposal seeks to re-use an existing building to form a one bed unit in a town centre location then the need for a garden/private amenity area is not so much of an issue, assuming that the cumulative impact of that factor and other considerations does not outweigh the benefits of the proposal.”