



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
PA18/04577	20/6/18	Mr John Trotter, Sennybride (Hayle) Ltd	<p>Application for approval of reserved matters (access, appearance, landscaping, layout and scale) pursuant to outline permission PA13/01370 for 175 residential units, 2,235sqm of retail (Class A1-A5) floorspace, 483sqm of business (Class B1) floorspace and 344sqm of floorspace for industrial, FQ and fish storage (Class B2 and B8), including access, parking and public open space</p> <p>Hayle Harbour North Quay, Hayle</p>	11/7/18 – extension req'd 20/6/18 and approved	Peter Bainbridge	<p>HTC objects strongly and unanimously to this application on the grounds included in the ICOMOS Technical Review (Annex) and the comments from Historic England and because it contravenes policies SD1, SD2, SD4, BE1, NE1, TR3 and HB1 of the Hayle Neighbourhood Plan. It would have an adverse impact on existing retail outlets and provides inadequate allocation for parking. It does not reflect the town's industrial or residential history: Hayle is the place where the steam railway began and this railway heritage is not sufficiently protected.</p> <p>19/10/18</p>		



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PA18/08365	24/9/18	Luke Saxby	Construction of a 3 bedroom 2 storey bungalow 21 Guildford Road, Hayle TR27 4PW	15/10/18 – extension req'd and approved 25/9/18	Catherine Bray Resubmission of a previous approval with an amended design. Amended design is considered acceptable in terms of visual impact and impact on residential amenities of neighboring properties.	No objection 19/10/18		
PA18/08816	24/9/18	Liverty	Crown lift and crown reduction to group of Elms 7 The Pathway Fields, Hayle Tr27 4BE	N/A for information only	Kirsty Smith	N/A for information only		
PA18/08693	1/10/18	Beachside Holiday Park	Change of use of Unit 1 from holiday use to residential unit. (Planning application no PA12/09392 and PA14/08824 refer) Beachside Holiday Park, 12 Lethlean Lane, Phillack, Hayle	22/10/18	Catherine Bray Planning Agent to change the description of the application – as the dwelling will be intended for use for a manager for the site. A re-consultation will be sent in due course.	HTC has no comments on this application as it has been informed that a re-consultation will be sent out in due course. 19/10/18		



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PA18/09183	2/10/18	Mr Peter Gill	T1 – 1 x small birch – crown reduce and T2 – 1 x dracaena palm – fell & poison stump 10B Chapel Terrace, Hayle TR27 4AB	N/A – for information only	Kirsty Smith	N/A – for information only		Decided not to make a TPO (TCA apps) 15/10/18
PA18/06669 and Listed Building Consent PA18/06670	2/10/18	Mr John Bennett	Installation of a platform lift between the ground and first floors enabling full access to facilities for the less able. Associated works include remodeling the toilets and kitchens to make room for the lift Passmore Edwards Institute, 15 Hayle Terrace, Hayle TR27 4BU	23/10/18	Katie Mosley	HTC supports this application strongly. (to both) 19/10/18		
PA18/09190	8/10/18	Mr James Smith	Non-material amendment (No. 1) for proposed change of position to Velux windows due to structural	22/10/18	Catherine Bray Proposed changes are considered non-material and acceptable.	No objection 19/10/18		Approved 24/10/18



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			implications of the existing roof and formation of new rear fire door in place of window required by building control to (PA15/08516) Refurbishment of existing building and change of use to downstairs office/ commercial use and first floor residential flat 2 East Quay, Hayle TR27 4BJ					
PA18/09139	10/10/18	Mr & Mrs A Hicks	Conversion of garage to annexe/holiday accommodation with replacement roof 8 Trelawney Way, Hayle TR27 4LG	31/10/18	Phil Brookes	HTC has no objection to this application provided the accommodation remains ancillary to the main building. 19/10/18		



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PA18/09347	11/10/18	Miss K Ovet	Rear ground and first floor extension and associated works 6 Penpol Road, Hayle TR27 4AD	1/11/18	<p>Kirsty Smith</p> <p>The existing property is a mid-terraced dwelling situated in the urban area of Hayle. The surrounding area comprises a mixture of traditional two storey dwellings.</p> <p>The proposed development comprises a two storey rear extension to the existing dwelling. The walls are to be finished in render, the roof will be covered with grp flat roof and the windows and doors upvc framed glazing. These materials will match and complement the existing dwelling.</p> <p>Relevant Planning Constraints - WHS CONS CDA FLOODZONE</p> <p>Relevant Planning Applications - None</p> <p>The site was visited to display the notice.</p> <p>Balance of Considerations:</p> <p><i>Visual Impact</i></p> <p>It is considered that the rear development will not detract from the character and appearance of the Conservation Area. The proposal thereby accords with policy 24 of the Cornwall Local Plan, paragraphs 189-202 (inclusive), 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 development will not detract from the character of the WHS, and the</p>	No objection 19/10/18		



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					<p>development thereby accords with paragraphs 184 and 189-202 (inclusive) of the National Planning Policy Framework 2018.</p> <p><i>Residential Impact</i> Although the proposed development would result in some loss of amenity to the occupiers of neighbouring dwellings as a result of overbearing and overshadowing. It is not considered that the impact would, on balance, be so significant as to justify refusal of permission. This is because the gardens are long having more amenity area, the rear areas are compacted with two storey extensions and garages, the nature of the rear of the terrace is already quite dark and overcrowded a further two storey extension in the location will cause loss of light to gardens for part of each day. The proposal will not create any overlooking.</p> <p><i>Drainage</i> 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>Floodzones 2,3 Sited within Flood zones 2, and 3 there is not requirement for mitigation as the sleeping accommodation is on the first floor above the known flood heights.</p>			