



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
PA18/09382	12/10/18	Ms Rebecca McArdell	Construction of single storey kitchen and bathroom extension 16 Chapel Terrace, Hayle TR27 4AB	2/11/18 – extension req'd 16/10/18 and approved	Kirsty Smith Description 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, an apartment block and car park. The proposed development comprises replacement of outbuildings with a single storey extension with raised terrace above, a glazed canopy, amendments to the first floor and additional roof lights to the main dwelling. The walls are to be finished in render, the flat roof will be covered with traffic tiles and the windows and doors upvc framed glazing. These materials will match and complement the existing dwelling. Relevant Planning Constraints - CONSERVATION AREA, WHS, CDA 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 and alterations to the dwelling constructed of render walls, flat roof and upvc windows and doors matching the host dwelling will preserve the character or 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	No objection 16/11/18		Approved 19/11/18



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					<p>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 proposed rear extension with raised terrace and new roof lights will preserve the character of the WHS, and the development thereby accords with paragraphs 184 and 189-202 (inclusive) of the National Planning Policy Framework 2018.</p> <p>The Cornish Mining World Heritage Site Office have reviewed the submitted information and do not consider the proposals will impact on the Outstanding Universal Value of the World Heritage Site.</p> <p><i>Residential Impact</i></p> <p>Although the proposed balcony 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, be so significant as to justify refusal of permission. This is because the ground level of the rear garden is the height of the flat roof the overlooking is the same as existing. The development is not considered to be overbearing or cause any additional overshadowing.</p> <p><i>Drainage</i></p> <p>The site lies within a critical drainage area, the surface water will drain into the existing system provided to the outbuilding to be removed.</p>			
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HAYLE TOWN COUNCIL

Planning Applications (App A)

15 November 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
PA18/09194	16/10/18	Mr and Mrs Vernon	<p>Outline Planning Permission (all matters reserved) for demolition of existing agricultural buildings, construction of replacement dwelling and associated works</p> <p>Land And Buildings Off Marsh Lane, Marsh Lane, Hayle</p>	6/11/18 – extension req'd 17/10/18 and approved	Catherine Bray	<p>HTC objects strongly to this application on the grounds that it intrudes into open countryside in an area not allocated for housing. It contravenes Policies 7 and 3 of the Cornwall Local Plan and Policy SD1 of the Hayle Neighbourhood Plan. The town council notes that the pre-application reference PA17/03341/PREAP P received a negative response from Cornwall Council. If Cornwall Council is minded to approve this application the town council asks that it be called in. (If called in Cllr Rance or Polkinghorne to</p>		Refused 5/12/18



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						represent the TC.) 16/11/18		
PA18/07050	19/10/18	Mr & Mrs Garry Wheeler	Alterations and extension to ground floor, first floor and loft space of main house and garage extension 64 Commercial Road, Hayle TR27 4DH	9/11/18 – extension req'd 23/10/18 and approved	<p>Kirsty Smith</p> <p>Description</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 and adjacent day center.</p> <p>The proposed development comprises alterations to the ground floor, first floor, loft space and a first floor extension to the existing garage to the existing dwelling. The walls are to be finished in painted render and paneling, the roof will be covered with concrete cement board tiles and grp grey flat roof, and the windows aluminum framed glazing and doors upvc framed glazing. These materials will match and complement the existing dwelling.</p> <p>Relevant Planning Constraints - WHS, CDA, CONSERVATION AREA</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 dormer, extensions and additional floor to the garage constructed of painted render and paneling, the roof will be covered with concrete cement board tiles and grp grey flat roof, and the windows aluminum framed glazing and doors upvc framed glazing in keeping with the main</p>	No objection 16/11/18		Approved 29/11/18



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					<p>dwelling will preserve o the character or 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. It is considered that the rear development, extensions to the dwelling, internal alterations and additional floor to the garage will preserve the character of the WHS, and the development thereby accords with paragraphs 184 and 189-202 (inclusive) of the National Planning Policy Framework 2018.</p> <p>The Cornish Mining World Heritage Site Office have reviewed the submitted information and are particularly concerned that the proposal seeks to introduce a dormer window onto the front the elevation. Whilst they are aware that a dormer window was recently consented for the neighbouring property we consider this to be unfortunate as it is not an appropriate addition in this otherwise unaltered roof profile along the terrace. This one instance should not be allowed to set a precedent that results in a variety of different interpretations that ultimately degrade the quality of the street and character of the area. Consequently, we object to this application. If the application is</p>			



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					<p>modified to omit this feature, then we would withdraw our objection.</p> <p>OFFICER NOTE The applicant has been asked to consider removing the proposed front dormer. However the adjacent property has planning permission for a similar small front dormer, it is considered that the harm identified is considered to be less than substantial and as part of the balancing of these considerations special regard has been given to the desirability of preserving historic buildings and their settings. Overall for these reasons it is concluded that the likely impact on the historic environment would not justify refusal of this application in this respect.</p> <p><i>Residential Impact</i> 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. The proposal therefore is in accordance with Policy 12 of the Cornwall Local Plan and Paragraph 127 of the National Planning Policy Framework 2018.</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>			
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					<p><i>Parking</i> There would be no impact upon highway safety because an existing vehicular access would serve the proposed garage extension and there would be no significant increase in traffic generation.</p>			
PA18/10095	29/10/18	Mr and Mrs Davey	<p>Demolition of existing single storey rear extension and proposed new single storey side extension with flat roof</p> <p>7 Harbour View, Hayle TR27 4LB</p>	19/11/18	<p>Kirsty Smith Description The existing property is an end terraced dwelling situated in the urban area of Hayle. The surrounding area comprises a mixture of traditional two storey terraced, semidetached and detached dwellings. The proposed development comprises removal of an existing linked outbuilding and formation of a single storey side extension to the existing dwelling. The walls are to be finished in render, the roof will be covered with flat single ply membrane and the windows and doors grey aluminum framed glazing. These materials will match and complement the existing dwelling. Relevant Planning Constraints - CDA 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. Balance of Considerations: <i>Visual Impact</i></p>	No objection 16/11/18		Approved 20/11/18



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					<p>The proposed single storey side extension, by virtue of its form, design and having finishes of rendered walls, grp membrane flat roof and grey aluminum 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> Due to its size, 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. The proposal therefore is in accordance with Policy 12 of the Cornwall Local Plan and Paragraph 127 of the National Planning Policy Framework 2018.</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>			
PA18/09741	30/10/18	Ms Claire Williams,	Certificate of lawfulness for existing use of land known as "Donkey Fields" for the keeping of livestock	20/11/18	<p>Sally Brown</p> <p>I have visited the site to place the site notice on the land. The land is currently being used for the keeping of donkeys and other livestock. I await any representation from members of the public/Hayle Town Council.</p>	HTC supports this application but it would like to point out that paragraph 6.1.4 in the supporting statement is technically		



HAYLE TOWN COUNCIL

Planning Applications (App A)

15 November 2018

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			on a recreational basis Donkey Fields, Sandyacres, Loggans, Hayle			incorrect as the land is not a campsite. 16/11/18		
PA18/09743	31/10/18	Ms Claire Williams, Sandy Acres Estate	Certificate of lawfulness for existing use of a caravan as a dwelling on land at Sandyacres, Hayle The Caravan, 20 Sandyacres, Loggans, Hayle	21/11/18	Sally Brown I have visited the site to place the site notice on the land. There is currently a static caravan on the land which does look capable of a residential use. I await any representation from members of the public/Hayle Town Council.	HTC supports this application. 16/11/18		