



HAYLE TOWN COUNCIL

Planning Applications (App A)

20 December 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
PA18/10678	12/11/18	Mr Swift	Oak (T1) – raise the crown of the tree by 1-2 metres all round 48 Foundry Hill TR27 4HW	N/A – for information only	Kirsty Smith	N/A – for information only		Decided not to make a TPO (TCA apps) 17/12/18
PA18/10453	12/11/18	Mr Phil Drew, Hayle Town Council	G1 – Group of self-seeded Sycamore and T1 – Sycamore – Pruning Work Required 3 Foundry Lane, Hayle TR27 4HD	N/A – for information only	Kirsty Smith	N/A – for information only		Decided not to make a TPO (TCA apps) 26/11/18
PA18/10430	15/11/18	Mr Jonathan Perkins	Proposed parking and electric vehicle charging outlet 18 Penpol Road, Hayle TR27 4AD	6/12/18 – extension req'd and approved	Kirsty Smith Semi-detached house in the urban area of Hayle. Also within the Conservation Area and World Heritage Site. The proposal is for a parking space and electric vehicle charging outlet. PA16/02651 for a parking space previously refused due to negative impact on the WHS and CA. The revised proposal is supported by the Cornish Mining World Heritage Site Office. The classified road includes calming measures at this time the Highways Officer has not given an opinion as to the safety of the new access.	No objection, subject to the approval of the Highway Officer. 21/12/18		



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					<p>A small section of boundary wall is removed, a section of soil removed a new surface formed with a drain prior to the footpath. The works are of appropriate scale and design. Proposal considered being in keeping with the dwelling. The Highways officer comments below, would like more wall removed for vision, the agent will illustrate this for me on an elevation plan, I spoke to the World Heritage Site officer and he supports removal of more wall because this particular wall is not in uniform with the rest of the street as it is mostly a standalone structure so when I have a vision splay elevation that is supported by the Highways Officer the proposal should be acceptable.</p> <p><u>Highway Development Management – West:</u> Following an assessment of the submitted plans and information, I have the highway comments below. Emerging and inter-visibility of the access is constrained by the height of the wall/vegetation. Please amend to a max height of 600mm within the emerging visibility splay and re-consult. RW</p>			
PA18/09560	20/11/18	Mr Kitley, c/o Camborne Redruth and Hayle	Change of use from D1 to C3. Demolition of church hall, kitchen block, link corridor and	11/12/18 – extension req'd and approved	<p>Phil Brookes</p> <p>Application not assessed in detail yet though the Council's Conservation officer is not supportive of the proposal in terms of harm to the Heritage Asset</p>	HTC objects strongly to this application on the following grounds: a) it contravenes Hayle		



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		Methodist Circuit	<p>non-original chapel extension. Refurbishment and conversion of original chapel building to provide two 3 bedroom dwellings and one 2 bedroom dwelling. Construction of new 2 bedroom cottage with associated vehicular access and car parking space. All with association external works. Ventonleague Methodist Church, Ventonleague Row, Hayle TR27 4EJ</p>		<p>and there are some concerns in respect of the design of the new cottage to the rear of the site.</p>	<p>Neighbourhood Plan policies CW1, SD4 and HB1 and Cornwall Local Plan policies 24 and possibly 13, regarding parking; b) it represents overdevelopment of the site; c) the new cottage is overbearing and overlooks its neighbour, being only 5 metres away; d) in support of the heritage office's concerns; and e) due to the lack of parking in the area – parking is already horrendous, especially in the evenings; visitors to the chapel mainly came on foot, or for larger events parking problems were of short duration. The</p>		



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						<p>town council questions CC's relaxed parking policy for conversions as it does not address real parking concerns at this location. The town council also notes that the plan should not show the lane within the solid red boundary line as this implies ownership of the land, for which there is no evidence. Also, the additional car using the lane will add to access issues for emergency vehicles and there are visibility problems at the location. If CC is minded to approve this application the town council asks Highways to insist</p>		



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						on a visibility splay. 21/12/18		
PA18/10781	22/11/18	Messrs Trenchard, Beachside Holiday Park	Change of use from residential to commercial extension and alterations to the existing reception, bar, shop and attached ancillary facilities (resubmission of PA18/01305) Beachside Holiday Park, 12 Lethlean Lane, Phillack, Hayle	13/12/18 – extension req'd and approved	Catherine Bray The proposed amendments to the previous submission are considered acceptable for this site.	No objection 21/12/18		
PA18/10985	22/11/18	Mrs Karen West	T1 – Holm Oak. The application is to reduce the crown. The proposal is to reduce the tree from approximately 11m in height to approximately 8m in height; and to reduce the spread (diameter) from approximately 10m to 6m	13/12/18 – extension req'd and approved	Kirsty Smith The application seeks to reduce the crown as part of the ongoing management for the tree. Located in the garden of 28 Gwel Trencrom, Hayle, within the protection of the Tree Preservation Order. Comments state that 'The tree was reduced approximately 3 years ago in the same way; it is now time to repeat the work. The proposal is to reduce the tree from approximately 11 m in height to approximately 8 m in height; and to reduce the spread (diameter) from approximately 10 m to 6 m. The proposed work will not harm the tree in the short term, or the long term. The regrowth	No objection 21/12/18		Approved 21/12/18



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			28 Gwel Trencrom, Hayle TR27 6JP		from when the tree was last pruned in this was is very vigorous, evidence that the proposed work is very unlikely to harm the tree. Although a significant amount of the budding wood will be removed, the amenity value of the tree will not be significantly reduced by the proposed work. The tree will still appear to be a mature tree. The proposed work - part of a regular management programme - is considered to be legitimate practice under current arboricultural guidance. Local Authorities regularly carry out such work to trees in the urban context in local towns. Indeed, this type of tree management is carried out across the globe.' Approval is recommended as work is maintenance and the tree is retained having minimal impact on the public amenity value of the area.			
PA18/11133	27/11/18	Mr Matthew Lawrence	T1 – 1 x mature sweet chestnut – remove split branches and crown lift 5A Gwel Trencrom, Hayle TR27 6PJ	18/12/18 – extension req'd and approved	Kirsty Smith The application seeks to remove the split branches and crown lift T1 a mature sweet chestnut located in the grounds of 5A Gwel Trencrom, Hayle within the protection of the Tree Preservation Order. Photographic evidence is provided. A comment of support is received. Approval is recommended as work is maintenance and the tree is retained having minimal impact on the public amenity value of the area.	No objection 21/12/18		Approved 21/12/18
PA18/10855	3/12/18	Mrs Christine Lyn Wells	Extension and decking to existing chalet (holiday let)	24/12/18	Catherine Bray	No objection 21/12/18		



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			Ischia, F67 Riviere Towans, Phillack, Hayle		No concerns with the minor extension to the existing holiday let.			
PA18/11245	3/12/18	Mr Toby Clark, Toby Clark Tree Surgeon	T1 – Monterey cypress – fell to ground level * 39 Bay View Terrace, Hayle TR27 4JY		Kirsty Smith Not supported by the Tree Officer so Kirsty Smith recommends refusal. <u>Tree Officer's comments:</u> Visited 13/12/2018 by Ian Davies, Forestry Officer. Application Number PA18/11245. Felling of a Monterey Cypress subject to a Tree Preservation Order. Not Supported. The tree in question is on land under the control of a Housing Association and is outside the rear boundary of the applicant's garden. Were this application to be approved, the applicant could not action felling without the consent of the owner of the tree. While I note the applicant's concerns I do not consider that the defects present in the structure of the tree justify support for felling. I would urge contact between the owners of the tree and the applicant to address the issues of concern and I would be very pleased to see an application for any compromise solution which can be achieved. I am informed that this tree is under a formal inspection regime. If this identifies issues which do require management works then I will be pleased to see these as a part of an application. While with the applicant she suggested that the ground within her garden was	Whilst the town council understands the Tree Officer's comments regarding ownership of the tree, several councillors have themselves witnessed the root plate lifting in windy weather. The town council believes that the tree is unsafe and has been supporting attempts by local residents to get the tree felled on safety grounds. The council believes that there is a huge social benefit to removing the tree. 21/12/18		



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					<p>moving as high winds affected the rootplate of the tree. I do regard this as a serious point and would urge the owners of the tree to monitor this under high wind conditions. If there is significant root plate movement then felling may, indeed, be warranted. Not supported at present but recommend further investigation by the owner of the tree is strongly recommended. Ian Davies, Forestry Officer.</p> <p>The application seeks to fell T1 a Monterey cypress located in the garden of 39 Bay View Terrace, Hayle within the Protection of the Tree Preservation Order.</p> <p><u>The proposal:</u></p> <p>'T1- Monterey cypress - fell to ground level.</p> <p>Although T1, as a mature specimen, has some amenity value, the potential hazard it represents to residents of Bay View Terrace, their property and the general public is too great to justify its retention in my opinion. The main concern is the weak fork structure between the 2 main stems. This weakness increases the likelihood of significant stem failure, leading to a large section of this tree becoming detached. Regular coastal gales and strong wind events combined with trees size, age, and species and exposed coastal location increase the risk. With the high value targets in striking distance and the trees passage from maturity to senility, felling and replacement is the only sure method to eliminate</p>			
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					<p>the risk. Regular monitoring of the tree would be an unsatisfactory preventative measure, as any failure is likely to happen without warning and in strong winds, leading to major property damage and the immediate need for remainder of tree to be dismantled for safety. Other mature Monterey cypress in this area would not be affected by removal of T1 as the spacing between them is too great to provide any significant sheltering effect.'</p> <p>*further proposal information: Other mature Monterey cypress in this area would not be affected by removal of T1 as the spacing between them is too great to provide any significant sheltering effect. A replacement standard tree of similar species could be planted as replacement.</p>			
PA18/10732	10/12/18	Mrs Anne Hewitt	To extend the existing property and create an annexe for an elderly parent with mobility issues 39 Steamers Hill, Angarrack, Hayle TR27 5JB	31/12/18	<p>Kirsty Smith Detached property within Steamers Hill, Angarrack. A Bat and Barn Owl survey confirms no presence of Bats or Barn Owls in the development areas. Proposed works are to form a single storey side extension to the dwelling to connect to the garage which is to be converted into an annexe for an elderly relative. The property was constructed in the 1850's and extended in 1970 set within two acres of land. The house is set to the back of the land the proposed slate roof upvc windows and ender walls are in keeping with the character and scale of the</p>	No objection 21/12/18		



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					dwelling. There are no residential impacts to the closest neighbour who is over 140 meters away. Proposal considered acceptable for approval.			
PA18/11274	10/12/18	Mr and Mrs T Harding	Amendment to previously approved pitch roof dormer to flat roof structure and associated works The Old Beach House, 45 Riviere Towans, Phillack, Hayle	31/12/18	<p>Kirsty Smith</p> <p>Description</p> <p>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 approved development of PA18/05363 comprised a dormer to be sited to the rear of the existing dwelling. The revised proposal seeks to change the form of the dormer roof from pitched to flat with two roof lights in the flat roof. The small section of wall to the dormer is to be finished in cladding, the roof will be covered with fibreglass and the doors upvc framed glazing. These materials will match and complement the existing dwelling.</p> <p>Relevant Planning Constraints - PROW Relevant Planning Applications – PA18/05363 The site was visited for the previous application to view if the balcony impacts the residential amenity of the neighbours.</p> <p><u>Balance of Considerations:</u></p> <p>Visual Impact</p> <p>The proposed rear dormer and balcony, by virtue of its form, revised design and having finishes of</p>	No objection 21/12/18		



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					<p>fibreglass roof, clad walls 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>Residential Impact 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, be so significant as to justify refusal of permission. This is because two 1.8M high obscure privacy screens are retained by condition to both sides of the proposed balcony. The development is not considered overbearing or overshadowing.</p> <p>PROW The dwelling is located behind a Public Right of Way which is also a highway no informative will be required.</p>			
PA18/11419	10/12/18	Mr R Lean	Application for the conversion of garage to utility space, alterations to main façade, replacement windows and doors, construction of studio	31/12/18	<p>Kirsty Smith Detached property is located at Millpond Avenue, Hayle. Proposed works are to form a single storey studio in the East corner of the grounds of the house, conversion of the garage into living space, formation of a patio, reshape the conservatory with anew connecting roof, amendments to the made façade windows and doors. Located in the Conservation Area and World Heritage Site.</p>	No objection, but the TC is surprised that upvc windows are considered acceptable in a conservation area and World Heritage Site and therefore would like to query		



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			22A Millpond Avenue, Hayle TR27 4HX		The house is set to the back of the plot the concrete tile roof upvc windows and clad walls are in keeping with the character and scale of the dwelling. There are no residential impacts as the windows are existing and the studio is single storey. Proposal considered acceptable for approval.	this aspect of the proposal. 21/12/18		
PA18/11488	10/12/18	Mr Peter Clifton-Dey	To prune the tree in the rear garden 9 Westwood Park, Caroline Row, Ventonleague, Hayle	31/12/18	Kirsty Smith The application seeks to crown thin the tall tree located in the garden to 9 Westwood Park, Ventonleague within the protection of the Tree Preservation Order. The proposal seeks to reduce the tree by approximately thinning the crown by 20%. The work is appropriate for general tree maintenance, approval is recommended as the tree is retained with minimum impact to the public amenity value of the area.	No objection 21/12/18		
PA18/10192	11/12/18	Mr Darren Saint	Convert an existing garage into a small office/chapel of rest as part of a funeral directors (Sui Generis) and possibly some storage Land SE of Junction of Phillack Hill and	1/1/19	Catherine Bray I have not yet visited the site so I am unable to comment on this application at this stage.	HTC has no objection to this planning application, but it questions the creation of an office without any facilities for staff or visitors. 21/12/18		



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			Glebe Row, Glebe Row, Phillack, Hayle					