



HAYLE TOWN COUNCIL

Planning Applications (App A)

21 February 2019

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
PA19/00229	15/1/19	Mr H Barnicoat	<p>Proposed Garden Room extension, new windows and doors and widening existing access bridge</p> <p>15 Riverside, Angarrack, Hayle</p>	5/2/19 – extension req'd 16/1/19 and approved	<p>Kirsty Smith</p> <p>The existing property is a mid-terraced dwelling situated in the area of Angarrack, Hayle. The surrounding area comprises a mixture of traditional two storey dwellings and bungalows.</p> <p>The proposed development comprises formation of a garden room and an extension to the existing access bridge to the existing dwelling. The walls are to be finished in render, the roof will be covered with non-asbestos slate tiles and the windows and doors grey upvc framed glazing/timber framed glazing/aluminum framed. These materials will match and complement the existing dwelling.</p> <p>Relevant Planning Constraints - CDA, FLOOD ZONES 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><u>Balance of Considerations:</u> Visual Impact</p>	No objection – 22/2/19		



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					<p>The proposed garden room and access bridge extension, by virtue of form, design and having finishes of rendered walls, non-asbestos slate roof and grey 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 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>PROW The Ramblers have no objection to PA19/00229. The Countryside Access Team in its role as Highway Authority for Public Rights of Way has NO OBJECTION to the proposals. Byway 102/35/3 must remain open and accessible at all times. The standard PROW informative is applied.</p> <p>Drainage</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>Flood Zones Due to the location in a flood zone a householder FRA is received which confirms the floor level of the garden room matches that of the existing dwelling.</p> <p>The Environment Agency are consulted with regard to the access bridge and any flooding implications.</p>			
PA19/00068	17/1/19	Nazia Shah EG Group	<p>Demolition of Existing Little Chef building and redevelopment to form Coffee Shop (A1 use) with Drive Through Lane</p> <p>Fmr Little Chef, Carwin Rise, Loggans, Hayle</p>	7/2/19 – extension req'd 17/1/19	<p>Catherine Bray</p> <p>The proposed replacement building is considered appropriate in this location for its intended use. The design of the building is acceptable and provides an enhancement to the site in comparison to the existing building.</p>	HTC supports this application strongly – 22/2/19		
PA18/11699	17/1/19	Ms C Williams	<p>Replacement dwelling and construction of annexe</p> <p>19 Sandyacres, Loggans, Hayle</p>	7/2/19 – extension req'd 17/1/19	Phil Brookes	No objection – 22/2/19		



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PA19/00492	29/1/19	Mrs Michelle Kersey	<p>To build a studio to the front of the property</p> <p>3 Undercliff, Phillack, Hayle TR27 5AL</p>	19/2/19 – extension req'd and approved	<p>Kirsty Smith</p> <p>Description</p> <p>The existing property is a detached dwelling set in the back of the plot, situated in the urban area of Phillack, Hayle.</p> <p>The surrounding area comprises a mixture of traditional two storey dwellings and bungalows.</p> <p>The proposed development comprises a large garden shed to be used as a studio of family members and visitors to be sited to the front of the existing dwelling. The walls are to be finished in timber painted light green, the roof will be covered with felt shingles and the windows and doors traditional style timber framed glazing, having a natural hazel screen. These materials will match and complement the existing dwelling.</p> <p>Relevant Planning Constraints - Flood Zones 2,3 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><u>Balance of Considerations:</u></p> <p>Visual Impact</p>	No objection – 22/2/19		Approved 28/2/19



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					<p>The proposed shed, screened by weaved Hazelwood, by virtue of its form, design and having finishes of light green timber walls, shingle roof and timber 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 Due to its size, single storey nature, 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>The use is ancillary, for family and visitors and as a hobby room a use condition is appropriate.</p> <p>Flood Zones The flood zones are located approx. 15 M away from the flood zones as such mitigation is not required.</p>			
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PA17/06240	29/1/19		<p>Submission of details to discharge conditions 6 (design coding for the proposed development)(fully) and 29 (design of vehicular access) (partial) in respect of decision notice PA13/01370</p> <p>Hayle Harbour North Quay, Hayle</p>	19/2/19 – extension req'd and approved	<p>Peter Bainbridge This consultation follows comments made on the original submission and these are the applicant's amended details. Condition 6: Provided the changes have been made as requested then this document is acceptable. Condition 29: It is intended that an access road will be built from North Quay to access the Riviere Fields part of the Masterplan area so that this can be developed. The Government has grant funded the road. While I'm still waiting a number of consultation responses the Highway Officer has some concerns over the alignment and traffic calming measures.</p>	<p>Re Condition 6: Provided the changes have been made as requested by Historic Environment Planning West Majors on 19/2/19 HTC deems this document acceptable.</p> <p>Re Condition 29: HTC supports the general comments of the Highways Development Management West Majors, but specifically highlights that Paragraph 4.7 on page 26 of the Riviere Fields Design Code and Framework October 2018 is contradicted by other documents which show a full width junction at that point. The people of</p>		



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						Phillack were promised that traffic (except buses and emergency vehicles) would not go through the village of Phillack via Churchtown Road. HTC insists that this promise be upheld. 22/2/19		
PA19/00785	29/1/19	Mr P Dann, P & JD Property Development Ltd	Conversion of loft to create living accommodation including balcony and ground floor extension 63 St Georges Road, Hayle, Cornwall TR27 4AL	19/2/19 – extension req'd and approved	Kirsty Smith Description The existing property is a detached bungalow in the urban area of Hayle. The surrounding area comprises a mixture of traditional two storey dwellings and bungalows. The proposed development comprises removal of the garage and a side extension, small infill extension, amendments to fenestrations, conversion of the loft area with new windows and roof lights to the existing dwelling. The walls are to be finished in render, the roof will be covered with natural slate/grp/concrete interlocking tiles and the windows and doors upvc framed glazing/timber framed glazing/aluminum framed. These materials will match and complement the existing dwelling. Relevant Planning Constraints - CDA Relevant Planning Applications - None	No objection – 22/2/19		Approved 25/2/19



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					<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><u>Balance of Considerations:</u></p> <p>Visual Impact The proposed extension and porch, by virtue of its form, design and having finishes of rendered walls with clad gable ends, concrete tiled 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.</p> <p>Residential Impact 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>Drainage The site is located within a Critical Drainage Area, however there is no increase in floor area and the existing surface water drainage remains.</p>			
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					<p>Parking There would be no significant impact upon highway safety through the loss of the garage parking space because there would be space available within the curtilage of the dwelling house for alternative parking.</p>			
PA18/09560	31/1/19	Mr Kitley	<p>Change of Use from D1 to C3. Demolition of church hall, kitchen block and link corridor. Refurbishment and conversion of original chapel building to provide one 4 bed dwelling, one 3 bed dwelling and one 2 bed dwelling and associated garden areas and car parking spaces</p> <p>Ventonleague Methodist Church, Ventonleague Row, Hayle TR27 4EJ</p>	21/2/19 – extension req'd and approved	<p>Phil Brookes (no comments received)</p> <p>HTC's objection to the original application: HTC objects strongly to this application on the following grounds: a) it contravenes Hayle 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 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</p>	HTC recognises the changes to the design but has concerns regarding inadequate parking and does not believe that the two parking spaces shown on the plan will be accessible in reality due to the narrowness of the lane. 22/2/19		



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					vehicles and there are visibility problems at the location. If CC is minded to approve this application the town council asks Highways to insist on a visibility splay.			
PA19/00745	4/2/19	Ms Tracey Rule	Conversion: Garage to bedroom/sitting room 58 Guildford Road, Hayle TR27 5HU	25/2/19	<p>Kirsty Smith</p> <p>Description</p> <p>The existing property is a detached dwelling the urban area of Hayle. The surrounding area comprises traditional two storey dwellings and the adjacent viaduct wall.</p> <p>The proposed development comprises conversion of the single attached garage into sitting room with bedroom in the loft area above having a short section of pitched roof to the rear of garage to the existing dwelling. The walls are to be finished in dashed 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.</p> <p>Relevant Planning Constraints - CDA 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</p>	No objection – 22/2/19		Approved 26/2/19



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					<p>proposal creates no overlooking or impact to neighbours.</p> <p><u>Balance of Considerations:</u></p> <p>Visual Impact The proposed converted garage, by virtue of its form, design and having finishes of dashed rendered walls , slate tiled 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.</p> <p>Residential Impact 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>Due to the proposed use and the bedroom above a use condition is appropriate.</p> <p>Drainage The site is located within a Critical Drainage Area, however there is no increase in floor area and the existing surface water drainage remains.</p>			
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					<p>Parking There would be no significant impact upon highway safety through the loss of the garage parking space because there would be space available within the curtilage of the dwelling house for alternative parking.</p>			
PA19/00713	7/2/19	Ms C Williams	Certificate of lawfulness for existing use for the Structures relating to campsite (ablution block, dishwashing station, office container and two small containers) Sandy Acres Campsite, Sandy Acres, Hayle TR27 5AP	28/2/19	<p>Zoe Perry</p> <p>The application I am dealing with is a Certificate of Lawfulness based on the evidence provided in the application. Whilst the Parish Council have been notified of the application it is an evidence based application on the balance of probability rather than open to consultee comments.</p>	N/A – for information only (see Zoe’s comment)		
PA19/00314	13/2/19	Mr Christopher Bond, Cherry Trees	Various tree works The Beeches, 22 St Georges Road, Hayle TR27 4AH	N/A for information only	Kirsty Smith	N/A for information only		Decided not to make a TPO (TCA apps) 19/2/19