

## Planning Applications – For Annual Electors Meeting 2019

During the year April 2018 to March 2019 Hayle Town Council considered a total of 123 planning applications:

- no objection was raised to 74, 64 of which were subsequently approved by Cornwall Council, 1 was refused, 0 was withdrawn and the outcomes of 9 were still awaited;
- objections were raised to 8, of which Cornwall Council subsequently approved 1, refused 2, 2 were withdrawn by the applicant and the outcomes of 3 were still awaited;
- 24 applications were supported or strongly supported, of which Cornwall Council approved 17, refused 0, 0 was withdrawn by the applicant and the outcomes of the other 7 were still awaited;
- no comments were made on 17 (trees in a conservation area), 17 of which were approved by Cornwall Council, 0 was refused, 0 was withdrawn by the applicant and the outcome of 0 was still awaited;
- of the applications in Hayle whose outcomes were known 99 were approved by Cornwall Council and 3 were refused.

The following is a selection of the significant applications considered during the year:

Applicant	Details of application	Hayle Town Council's comments and Cornwall Council's decisions
Mr S Murray, The Care Home Group Ltd	Internal alterations and formation of new demountable partitions, installation of replacement external doors and windows, complete rewiring and renewal of heating systems to the wrap around/ newer structures and not the historic building. Removal of lean-to link on eastern elevation and demolition of redundant garden structure on western boundary  Millpond View Nursing Home, 11 Millpond Avenue, Hayle TR27 4HX	HTC: HTC supports this application strongly. 20/4/18  CC: Approved 17/5/18
Mr S 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 Millpond Avenue, Hayle TR27 4HX	HTC: No objection 18/5/18  CC: Approved 25/7/18

## Appendix B

<p>Coastline Housing Ltd</p>	<p>Application for Refurbishment and conversion of Loggans Mill building into 16 apartments, including internal and external alterations with associated parking</p> <p>Loggans Mill, Melyn Close, Loggans, Hayle</p>	<p>HTC: HTC gives this application its strong support, but agrees with the assessment from Highways that there should be 16 parking spaces, not 14. 17/8/18</p> <p>CC: Decision outstanding</p>
<p>Mr John Trotter, Sennybridge (Hayle) Ltd</p>	<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>	<p>HTC: 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. 19/10/18</p> <p>CC: Decision outstanding.</p> <p>This application came back to the council for consideration after amendments to plans.</p>
<p>Mr Kitley, c/o Camborne Redruth and Hayle</p>	<p>Change of use from D1 to C3. Demolition of church hall, kitchen block, link corridor and 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.</p> <p>Ventonleague Methodist Church, Ventonleague Row, Hayle TR27 4EJ</p>	<p>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</p>

## Appendix B

		<p>council questions CC's relaxed parking policy for conversions as it does not address real parking concerns at this location.</p> <p>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 on a visibility splay. 21/12/18</p> <p>CC: Decision outstanding</p> <p>This application came back to the council for consideration after amendments to plans.</p>
<p>Mr Simon Clarke, Arke Development Ltd</p>	<p>Construction of 24 new dwellings, internal shared surface access road of existing traffic signaled junction and associated parking and infrastructure</p> <p>Foundry Yard, Carnsew Road, Hayle</p>	<p>HTC: HTC objects to this application because it breaches Hayle Neighbourhood Plan Policies SD1, SD2, SD4 and HB1. If CC is minded to approve the application HTC a) backs the views of Historic Environment Planning West Majors and b) asks that the wall surrounding the development be amended to allow the development to be integrated with the rest of the town and the Foundry area in particular instead of creating a 'gated community' as per the plans. 18/1/19</p> <p>CC: Decision outstanding</p>

## Appendix B

<p>Mr Kitley</p>	<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>	<p>HTC: 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</p> <p>CC: Approved 8/3/19</p>
<p>Mr John Trotter, Sennybridge (Hayle) Ltd</p>	<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 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>	<p>HTC: HTC supports this application 22/3/19</p> <p>CC: Decision outstanding</p>
<p>Coastline Housing Ltd</p>	<p>Application for refurbishment and conversion of Loggans Mill Building into 16 apartments, including internal and external alterations with associated parking (amended plans)</p> <p>Loggans Mill, Melyn Close, Loggans, Hayle</p>	<p>HTC: HTC supports this application strongly 22/3/19</p> <p>CC: Decision outstanding</p>