



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
PA22/08051	21/09/22	Mr & Mrs G Pooley	Construction of a dwelling in the garden of the existing house, and all associated works. Land Adj To 22 Steamers Hill, Angarrack, Hayle	12/10/22 Extension requested and approved.	Joshua Bourne	No objection 21/10/22		Approved 27/10/22
PA22/07881	23/09/22	Mr J George & Miss M Kelly	Conversion of Garage to Residential Use. 26 Mellanear Close Hayle Cornwall TR27 4QU	14/10/22 Extension requested	Lee Viner	Objection. The application is poorly worded, this proposal is not merely a garage conversion but an extension and goes against Hayle Neighbourhood Plan Policy SD5: Development in private gardens. 21/10/22		
PA22/07795	30/09/22	Messrs Rogers And Clark Vistry	Outline planning permission for residential	21/10/22	Adam Carlyon	Objection. Hayle Town Council has previously resolved	AMR to represent.	



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		Partnerships SW and Wyndthorpe Developments Ltd	development of up to 60 new residential dwellings and associated access works (to include 30% affordable dwellings) with some matters (appearance, landscaping, layout and scale) reserved. Land West Of Wheal Alfred Road, Hayle TR27 5JT			not to support any further development in this area until the infrastructure is in place. If CC is minded to approve HTC will ask Councillor Rance to call this application in to CC's planning committee. 21/10/22		
PA22/08882	04/10/22	Martin Bray Western Power Distribution	To construct a 3-phase 11kv overhead line, consisting of 2 wooden poles not exceeding 12m in height as per plan ref 4382304. Treeve Lane, Connor Downs, Cornwall	25/10/22	Katie Lever	No objection. 21/10/22		
PA22/08695	10/10/22	Mr And Mrs M Fensom	Formation of a new vehicle access and off-street parking and new drop kerbs.	31/10/22	Katie Lever	No objection. 21/10/22		



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			9 Foundry Lane, Hayle TR27 4ER					
PA22/01830	10/10/22	C/o Greg Lashley Away Resorts Ltd	Refurbishment and extension of the existing facilities building: replacement outdoor play equipment: landscaping: associated works and infrastructure. St Ives Bay Holiday Park, 73 Loggans Road, Hayle	31/10/22	Samuel Fuller Significant changes have occurred following initial comments. These are explored below. I have attached the latest plans and visual as well to assist when re-considering the scheme. Principle (background) The proposal represents a significant investment and will ensure that the Park can compete with other holiday destinations. In principle, it meets key policy objectives because it will assist in encouraging people to stay longer and travel out of season. In so doing, St Ives Bay Holiday Park will continue to play a significant role in the local tourist economy through the jobs that it provides, and the visitor spend that it generates. Amendments/new information The proposal has been assessed by a wide range of consultees. There has been a constructive dialogue over the last 6 months, which has resulted in significant design changes and the submission of additional information. As a result, there are positive outcomes in respect of the following key issues:	No objection. Hayle Town Council would like to thank the planning officer for the clear and positive notes. 21/10/22		



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					<p>Design and landscape/visual impacts Impact on the adjacent SSSI Biodiversity Net Gain</p> <p>As such, and subject to the imposition of appropriately worded conditions, there are no No objections from Natural England, the Highways Authority, Coastal Protection, Public Protection (Noise and Odour) or the Lead Local Flood Authority. We have also responded to comments from the Architectural Liaison Officer. Whilst the County Ecologist has yet to formally respond, and as explained below, we have agreed that the payment of a commuted sum to be secured via a Unilateral Undertaking would secure acceptable off-site mitigation and is policy compliant for biodiversity net gain.</p> <p>The objection from the Town Council was made early in the application process (March 2022). It raises concerns around the impact of the proposal on landscape character/ appearance, loss of biodiversity and damage to the SSSI. For the reasons outlined below, and following the amendments to the scheme, we consider that these points have been satisfactorily addressed.</p> <p>Design and landscape/visual impacts</p>			



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					<p>The proposed design has been amended to respond to comments from Cornwall Council and the Town Council in respect of landscape setting, character and appearance. Notably:</p> <p>Amended plans were submitted on 4 July, which show a reduction in the mass/scale of the building and changes to materials to ensure a more natural aesthetic. In particular:</p> <p>The height of the higher wave form roof was lowered by 1.92 m and its shape was redesigned to reduce the massing/scale at one of the highest points of the building.</p> <p>The western edge of the roof was lowered by 2.17m, also to reduce prominence.</p> <p>The height of the windcatchers were reduced by 50%.</p> <p>Materials were revised to include more stone, timber, weathered copper and zinc alongside an extension to the green wall on the north elevation.</p> <p>Further amendments were submitted on 25 August, which included:</p> <p>Removal of the canopies from the building to further reduce perceived height.</p> <p>Removal of the external staircases to bring it within the building thus improving visibility.</p> <p>The 25 August submission also included Zone of Theoretical Visibility Mapping as an addendum to the Landscape and Visual Assessment. The</p>			
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					<p>conclusions of this work clearly show that the amended proposal sits well within the landscape. Away Resorts has confirmed that anti-reflective glass will be installed.</p> <p>Revised Plans have been attached for your ease.</p> <p>Impact on the adjacent SSSI A revised site plan was submitted on 26 July, which removed the replacement play equipment from the application and amended the red-line boundary to ensure no encroachment in to the SSSI. Natural England subsequently confirmed no objection to the proposal, subject to the following mitigation measures: A Construction Environment Management Plan (CEMP) has been submitted to address concerns about ecology. Imposition of an informative on any permission to ensure that contractors are made aware of the boundaries of the SSSI in relation to the development site.</p> <p>Biodiversity Net Gain BNG calculations were updated (25 August submission) to reflect amendments to the red line and removal of land designated as SSSI from the application site.</p>			



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					<p>The submission explains that whilst the proposal does achieve biodiversity net gain, it does not meet the 10% threshold required by Cornwall Council. Consequently, Away Resort has followed the mitigation hierarchy and agreed to pay a commuted sum for off-site mitigation to at least the value of 0.215 units (for a loss of 67 m2 of sand dune habitat). Given that the Council's Habitat Bank does not yet allow for a like for like replacement for sand dunes, this shall be secured through the Cornwall Wildlife Trust. They have confirmed that a bespoke agreement would be possible, and we are therefore, progressing on this basis. Policy requirements will, therefore, be met in this regard.</p> <p>Drainage The LLFA has advised that a pre-commencement condition should be attached to any grant of planning permission to address more detailed requirements in respect of surface water management. Away Resorts, is seeking to address these requirements prior to determination and will submit further information within the next 2 weeks.</p>			
PA22/08894	10/10/22	Mr & Mrs Snow	Garage conversion to dining room, including roof extension and roof lights, and	31/10/22	Lee Viner	No objection. 21/10/22		



HAYLE TOWN COUNCIL

Planning Applications (App A)

20 October 2022

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			installation of double doors. 4 Col-moor Close, Hayle TR27 4PT					
PA22/09031	11/10/22	Mr & Mrs Parker	Construction of extension and alterations. Bloomsbury, 1 Grist Lane, Angarrack, Hayle	01/11/22	Joshua Bourne	No objection. 21/10/22		