



HAYLE TOWN COUNCIL

Planning Applications (App A)

16 February 2023

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
PA23/00252	17/01/23	Mr Michael Vickers	Retention of domestic annexe created by conversion of existing garage. Angarrack Farm House, 12 Grist Lane, Angarrack, Hayle	07/01/23 Extension requested	Phil Brookes No objections in principle though site visit not yet carried out	No objection. 17/02/23		
PA22/09962	18/01/23	Mr John Ryder	Listed Building Application: retrospective restoration workings. Bodriggy House, 21 Sea Lane, Hayle	08/01/23	Catherine Bray	No objection. 17/02/23		
PA23/00514	23/01/23	Mr Phil Drew Hayle Town Council	Proposal Works to trees in a Conservation area (TCA) namely 3 x Alder & 1 x Sycamore. Green Opposite The Chapel Ventonleague Hill Ventonleague Hayle	For info only	Lee Viner	Noted. 17/02/23		



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PA23/00477	24/01/23	Mr Andrew Baker Rowes Honda	Proposed alterations to the floor plan and elevations, including installation of solar panels on the roof. Unit 1 Hayle Industrial Park Hayle Cornwall	14/02/23 Extension requested	Catherine Bray	No objection. 17/02/23		
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PA23/00340	27/01/23	Mr & Mrs I Bratley	Construction of Eco Dwelling and Associated Works. Land Adj To 34 Foundry Hill, Hayle	17/02/23	Adam Carlyon	Objection. On the basis of: <ul style="list-style-type: none"> • Overlooking and loss of privacy for neighbouring properties. • The building is not in keeping with the buildings surrounding it. • The proposal does not maintain the special character of 		
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						<p>the Conservation area.</p> <ul style="list-style-type: none"> • The proposed building will impact significantly on the World Heritage Site and Conservation Area. • The use of Foundry Lane will be nigh on impossible for construction traffic, and so will impact further on the residents. • This application is against Hayle Neighbourhood Plan Policy SD5 - 		
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						Development in Private Gardens, and would also be at odds with Policy HB1 - Conservation Areas and World Heritage Site. 17/02/23		
PA23/00440	31/01/23	Mr Darcan Graham	Construction of garage. 32 Queensway, Hayle TR27 4NJ	21/02/23	Lee Viner	No objection. 17/02/23		



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PA22/10113	27/02/23	Mr & Mrs D Trevains	Outline planning (with appearance, access and landscaping reserved for later determination) for the demolition of the existing dwelling and construction of two dwellings.. 21 St Georges Road Hayle TR27 4AL	27/02/23	Phil Brookes I have reconsulted the Town Council having received confirmation from the applicant that both properties would have accommodation over two floors, (the initial submission did not clarify this).	Hayle Town Council would support this application in principle but would encourage the applicant to preserve the large Heritage Apple Tree on site. There are also have concerns that the indicative plan is contrary to Hayle Neighbourhood Plan Policy SD4 - Parking Provision for New Housing and other Developments. Detailed planning should demonstrate that the scheme will comply. 17/02/23		



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PA22/11267	07/02/23	Mr Steve Wyatt	Demolition of store building and construction of dwelling. Veterinary Surgery, 82 - 84 Commercial Road, Hayle	28/02/23	Phil Brookes The site is in close proximity to a number of listed buildings and as such I have sought advice from the Council's historic environment officer in respect of the proposed design and appearance. I am still waiting for that advice. The access to the site is within an area at high risk of flooding and to-date no Flood Risk Assessment has been submitted to demonstrate how safe access to the site would be achieved in a flood event.	Objection. The proposed site is the only car park for the vets which has 4 spaces, it is not an overflow car park. The proposals show the right of way through the middle of the car park. If a right of way has to be established for the new residents, cars will not be able to park for the vets. A similar proposal was refused, and then a second was withdrawn. Hayle Town Council objected previously that it was not in keeping with the World Heritage Site (WHS) there is a dangerous access, and lack of amenity. Unfortunately, at this point the WHS		



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						Officer hasn't commented on the application. However, the proposed building stands adjacent to numerous heritage buildings. This application will detract from the sympathetically restored and heritage buildings and goes against Hayle Neighbourhood Plan Policy HB1 - . Protection of Heritage Assets. 17/02/23		