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**Date 20 November 2025**

PA25/07184	17/11/25	Mr R Cheal	Retention of 4no. existing holiday pods, swimming pool, incidental building and annexe converted from previously approved garage/studio, proposed extension of domestic curtilage and construction of detached garage.  2 Steamers Meadow, Angarrack, Hayle	07/11/25 Extension to deadline for comments requested and approved	Georgia Rowe	Strong Objection. Angarrack is a small village with a tightly knit development and a strong rural character. Introducing a cluster of modern holiday pods would be a visually intrusive form of development, out of scale with the existing settlement. Cornwall Local Plan policies 12 (Design) and 23 (Natural Environment) require development to enhance local character, landscape and distinctiveness — the proposal clearly fails to do this.		
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					<p>The village is valued for its peaceful, low-traffic environment. Short-term holiday accommodation is typically associated with:</p> <ul style="list-style-type: none"><li>• L ate-night noise</li><li>• O utdoor social activity</li><li>• Ir regular arrivals and departures</li><li>• V ehicle movements at unsociable hours</li></ul> <p>This would lead to a significant loss of residential amenity, contrary to Cornwall Local Plan Policy 13 (Development Standards) and NPPF safeguards on protecting existing communities.</p>		
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					<p>Access to the village is by narrow rural lanes, many of which have:</p> <ul style="list-style-type: none"><li>• N o pavements</li><li>• L imited passing places</li><li>• P oor visibility</li><li>• C ongestion at pinch points</li></ul> <p>Visitors unfamiliar with the roads pose an additional risk. The proposed development would introduce unnecessary and unsafe levels of vehicle movement, contrary to Local Plan Policy 27 (Transport and Accessibility).</p> <p>The village already faces challenges with</p>		
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					<p>drainage capacity and surface water management, particularly during periods of heavy rainfall.</p> <p>The application fails to provide robust evidence on:</p> <ul style="list-style-type: none"><li>• H ow foul water will be safely handled</li><li>• H ow increased impermeable surfaces will be mitigated</li><li>• Whether the existing infrastructure can cope with intensified seasonal use</li></ul> <p>This raises clear risks of environmental harm and potential flooding impacts.</p> <p>The surrounding Angarrack area</p>		
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					<p>supports varied wildlife and mature vegetation typical of rural Cornwall. Holiday pods, associated lighting, and year-round activity threaten:</p> <ul style="list-style-type: none"><li>• N nocturnal species</li><li>• H edgerow habitats</li><li>• L landscape features protected under Cornwall Local Plan Policy 23</li></ul> <p>The application lacks sufficient ecological assessment to ensure no loss of biodiversity.</p> <p>Cornwall Local Plan policies promote sustainable tourism, particularly where accommodation is accessible by</p>		
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					walking, cycling or public transport. Angarrack does not offer such options. Visitors will rely exclusively on cars, conflicting with the NPPF's sustainability principles and Local Plan policies on reducing carbon emissions and traffic impacts. Cornwall already has an oversupply of holiday accommodation relative to local housing need. The proposal provides no evidence of unmet demand. Further short-term lets, risk undermining the balance of a small village community already affected by			



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					<p>seasonal variation in occupancy.</p> <p>If approved, the development could open the door to further tourist accommodation schemes around Angarrack and Hayle, leading to cumulative loss of tranquillity, rural character, and community coherence.</p> <p>Conclusion</p> <p>The proposal conflicts with the Cornwall Local Plan — specifically policies 1, 2, 12, 13, 23 and 27 — and the core principles of the NPPF relating to:</p> <ul style="list-style-type: none"><li>• Protecting rural character</li></ul>		
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					<ul style="list-style-type: none"><li>ensuring residential amenity</li><li>reducing car dependence</li><li>supporting sustainable development</li><li>The proposal also conflicts with the Hayle Neighbourhood Plan — specifically policies ST1 relating to tourism development being supported where they demonstrate they will:<ul style="list-style-type: none"><li>not adversely affect the local infrastructure</li><li>not have an adverse impact on the character of the area but rather will</li></ul></li></ul>			

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					enhance its location and setting. <ul style="list-style-type: none"><li>• not harm residential amenity and</li><li>• not adversely impact on road safety</li></ul> Should the Planning Officer be minded to approve this application, we would ask that it is called into Committee.  21/11/25			
PA25/07805	22/10/25	Miss A Harvey	Replacement of kitchen pitched roof with a flat roof fitted with lantern window, enlarge kitchen rear door. First floor extension to bathroom. Garage conversion to yoga studio and replace the flat roof	12/11/25 Extension to deadline for comments requested and approved	Catherine Bray	Objection. On the basis that this proposal includes turning a garage into a yoga studio a potential change of use from domestic to business which has not been included in the application. This could also lead to		



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			structure and roof covering, along with alterations to the garage window and door openings. Formation of new off-street parking in the front garden.  24 Clifton Terrace, Hayle TR27 4BP			parking issues. We are also in agreement The World Heritage Site Office objection to the proposed formation of the off-road parking area within the front garden.  21/11/25		
PA25/08312	10/11/25	Mr B. Walters Hayle Town Council	Siting of portable changing facilities and lifeguard station and associated works with variation of condition 2 in respect of decision notice PA25/04138 dated 30.09.25.  Hayle Swimming Pool, King George V Memorial Walk, Phillack	01/12/25	Catherine Bray	Noted.		
PA25/07452	12/11/25	Hayle Town Council	Refurbishment and extension to the existing building	03/12/25	Phil Brookes	Noted.		



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			including extensions to the rear and front of the library. Additionally, a new first floor level is proposed to serve as combined offices and training rooms for the library and Hayle Town Council. Proposed solar panels on the roof.  Hayle Library, Commercial Road, Hayle					