



HAYLE TOWN COUNCIL

Planning Applications

18 June 2026

Application number	Date received	Applicant	Application details and location	Reply date	CC Officer and comments	HTC decision and date sent to CC	To go to CC Cttee	CC out come and date rec'd
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PA26/03324	21/05/2026	Mr Mathew Parsons	Works to trees in a Conservation Area, namely; 1)T1- Leylandii Cypress- Fell to ground level. 2) T2- Goat Willow- Fell to ground level. 3) G1- Goat Willow- Fell to ground level. 43 Bodriggy Street, Hayle TR27 4ND	For info only	Lee Viner	Noted.		
PA26/03302	21/05/2026	Mr Tony Hancock	Application for Permission in Principle for 2 new detached dwellings (minimum of 2, maximum of 2),	04/06/26	Phil Brookes	Objection, on the grounds that this proposal is overdevelopment in an already very narrow road and busy area. We ask that Highways look at access issues and the Tree Officer visit the site.		



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			Land Behind 47-49 Fore Street and East of Chardale, Hayle TR27 4LN			19/06/26		
PA26/03766	04/06/26	Mr Paul Britt Gilbert & Goode	Non-material amendment in relation to decision notice PA20/11368 dated 17/05/2022 for amendments to French doors and Juliette balconies. Viaduct Hill Hayle TR27 5HT	14 days	Adam Carlyon	No objection. 19/06/26		
PA26/03546	05/06/2026	Mr Adam Marsh Environment Agency	Replacement building to serve as control kiosk and winch building to operate the tidal defence gate at Copperhouse	29/06/26	Georgia Rowe	No objection. 19/06/26		



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			Quay. To add two bracing beams between the two turrets on either side of the tidal gate to facilitate new winch design. To extend the security compound south by approximately 8.5m and associated alterations to boundary fencing and the addition of 3 removable bollards with variation of condition 2 of decision notice PA24/06318 dated 04.02.2025.					



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			Copperhouse Gate Quay North Quay Hayle TR47 4BH					
PA26/03826	05/06/2026	Mr Adam Marsh Environment Agency	Listed building consent for a replacement building to serve as control kiosk and winch building to operate the tidal defence gate at Copperhouse Quay. To add two bracing beams between the two turrets on either side of the tidal gate to facilitate new winch design. To extend the security	28/06/26	Catherine Bray	No objection. 19/06/26		



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			compound south by approximately 8.5m and associated alterations to boundary fencing and the addition of 3 removable bollards with variation of condition 2 of Listed Building Consent PA24/06319 dated 04.02.2025. Copperhouse Gate Quay North Quay Hayle TR47 4BH					
georgia	08/06/2026	Mr R. Cheal	Swimming pool, incidental building, extended driveway	28/06/26	Georgia Rowe	Objection. Social Media advertising indicates that personal		



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			and annexe converted from previously approved garage/studio and proposed detached garage. 2 Steamers Meadow Angarrack Hayle			training sessions may be operating from the premises. The application does not appear to properly address the planning implications of the commercial use of the gym building, including potential increase in traffic, parking demand, noise, disturbance and impacts on neighbouring residential amenity. Concerns regarding the Annex: The Annex raises particular concern because it is physically detached from the main building. It also has its own separate entrance.		



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						The building contains kitchen, bathroom and sleeping facilities. Taken together, these features mean the annex is capable of functioning independently from the main house. There is a legitimate concern that the annex is potentially a separate dwelling. It's detached nature and self contained layout also raise concern that it could be occupied as a holiday let or independent residential unit, rather than an ancillary to the main dwelling. Policy Considerations		



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						The proposal appears to conflict with the aims of relevant policy, including the need to: • Protect residential amenity and local character, in accordance with Cornwall Local Plan Policies 1, 12 and 23. • Avoid harmful intensification of use, including increased traffic and parking impacts, in accordance with Policy 26. • Protect biodiversity and the natural environment, as		



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						required by Policy 23. • Avoid increasing flood risk, consistent with Policy 26. In substance, the proposal appears to seek to regularise a second dwelling, rather than purely ancillary accommodation associated with the existing house. The cumulative scale of the ancillary development is excessive in relation to the size and character of the plot. The combined footprint of the annex, gym and garage is approximately 221.25m		



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						sq, combined with the originally approved garage of approx. 45m sq. This represents a substantial intensification of built development and materially changes the character if the site. The development no longer reads as a single dwelling with incidental domestic outbuildings. Instead, the detached annex, detached gym, detached garage and swimming pool create the appearance and function of a multi-building residential compound, which is out		



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						of keeping with the surrounding pattern of development in Angarrack. Cornwall Local Plan Policy 12 – Design. The cumulative effect of the following elements is central to the concern: • Detached annexe • Detached gym • Detached garage • Swimming pool Together, these elements result in a scale and intensity of		



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						development that is not sympathetic to the character of Angarrack or Steamers Meadow. Key Objection Points The proposal would amount to overdevelopment of the plot. The extent of built form is excessive when compared with neighbouring properties. The proposal would erode the established village character. It would create the appearance and function of a residential		



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						complex rather than a single dwelling. National Planning Policy Framework The NPPF supports refusal where development would: - Fail to be sympathetic to local character. - Create unacceptable impacts in highway safety. - Fail to provide a high standard of amenity for existing residents. These matters are material planning considerations and		



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						should be given appropriate weight in the determination of the application. If the Planning Officer is minded to approve this application, we ask that it is called in to Committee. 19/06/26		