

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 5 February 2015 at 7.00pm.

PRESENT

Chairman – Councillor J H Symons

COUNCILLORS

Armstrong M  
Andrewes T  
Glanville R  
Mitchell A P  
Nicholls C

Tanner J  
Tanner S  
Taylor L  
Williams T

OFFICERS

Assistant Town Clerk

APOLOGIES FOR ABSENCE – were received from Lait R E

P.83 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 8 January 2015.

P.84 DECLARATIONS OF PERSONAL AND PREJUDICIAL INTERESTS (INCLUDING REASONS THEREOF)

Councillor Andrewes made the following declaration (as a member of Cornwall Council’s West Sub Area Planning Committee): “In commenting on these applications I should make it clear that my comments are based on the information currently available and do not commit me to taking the same position when the applications are discussed at Cornwall Council committee stage and full information is available.”

Councillor Mitchell made the following declaration (as a member of Cornwall Council’s West Sub Area Planning Committee): “In commenting on these applications I should make it clear that my comments are based on the information currently available and do not commit me to taking the same position when the applications are discussed at Cornwall Council committee stage and full information is available.”

Councillor Williams declared a non-registerable interest in item 2301 on the schedule as being a friend of the architect, and withdrew from the meeting during consideration of this item.

Councillor Williams declared a disclosable pecuniary interest in item 2306 on the schedule as her family own a flat in the same location, and withdrew from the meeting during consideration of this item.

Councillor Armstrong declared a disclosable pecuniary interest in items 2296 and 2297 on the schedule as living in the area, and withdrew from the meeting during consideration of this item.

P.85 **PUBLIC SPEAKING**

Mr Smith attended to speak in objection of application 2301 on the planning schedule, as living next to the application site.

Mr Van Hove attended to speak in support of application 2301 on the planning schedule, as being the architect.

Mrs Mauger attended to speak in objection of applications 2296 and 2297 on the planning schedule, as being a concerned local resident.

Mr Pender attended to speak in objection of application 2302 on the planning schedule, as being the agent of a concerned neighbour.

P.86 **PLANNING APPLICATIONS**

**RESOLVED-** that the Head of Development Management (Cornwall Council) be informed of the Council's observations on the planning applications set out in Annex 1 to these minutes.

P.87 **ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE**

P.88 **DECISIONS AND NOTIFICATIONS FROM CORNWALL COUNCIL**

P.89 **ITEMS FOR INFORMATION**

None.

P.90 **CORRESPONDENCE-**

Correspondence relating to planning applications had been circulated and available to councillors during consideration of the applications.

P.91 **EXCLUSION OF PRESS AND PUBLIC**

**RESOLVED** “that in accordance with the Public Bodies (Admissions to Meeting) Act 1960 (as extended by s.100 of the local Government Act 1972), the press and public be excluded from the meeting during the consideration of the following matters on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972 by virtue of the paragraph specified against the item.”

Meeting closed at \_\_\_\_\_ pm

Chairman

Annex 1

St Ives Town Council    Planning Schedule for meeting date: 5 February 2015

<b>Ref. No</b>	<b>CC Ref.</b>	<b>Site (Applicant)</b>	<b>Proposal</b>	<b>Observations</b>
2301	PA14/ 12170	Monowai, Headland Road, Carbis Bay (Mr Eric Langhorn, Langsym Development Ltd)	Demolition of existing building & replacement by residential block of 6 apartments, including car parking, landscaping & associated works	<b>Strongest Possible Objection.</b> Gross over development – substantial increase on existing. Significant loss of light to neighbouring property. Unneighbourly, would cause lack of privacy. Should be more parking provision on site. <b>Request that this application be called to committee if the officer recommendation is for approval.</b>
2302	PA15/ 00001	The Water Rail, Access to Wheal Virgin Consols, St Ives (Mr John Robertson)	Convert part of existing single storey water tank into single storey artist's studio. Reinstate roof to match existing	Objection. Infill/overdevelopment Could be repositioned on the site. Highly sensitive area.
2296	PA14/ 12113	Carbis Bay Holiday Park, Laity Lane, Carbis Bay (Mr Andrew McGovern Chardstock Management Services)	Application for 34 units of accommodation on part site & associated works	<b>Strongest Possible Objection.</b> Plan should be withdrawn. Developer should re-visit this application in consultation with this authority. Should be a pre-application meeting to make sure we get the best outcome for this community. Site should not be subdivided. Schools/surgery infrastructure not in place for this development. Highways danger issue. Needs highway improvement. Lack of affordable element. Unacceptable impact on trees and hedges. Unacceptable light pollution. Impact on far reaching views. Conditioned Section 73 – the Condition should not be changed. Should void this application and the developer should start again. Should fit in with up to date planning policies and neighbourhood plan. <b>Request that this application be called to committee if the officer recommendation is for approval.</b>

2297	PA14/ 12114	Carbis Bay Holiday Park, Laity Lane, Carbis Bay <i>(Mr Andrew McGovern Chardstock Management Services)</i>	Variation of conditions 5-10 & condition 12 attached to decision notice PA12/07229 to allow the replacement of 34 holiday homes with market dwellings & other variations	<b>Strongest Possible Objection.</b> Plan should be withdrawn. Developer should re-visit this application in consultation with this authority. Should be a pre-application meeting to make sure we get the best outcome for this community. Site should not be subdivided. Schools/surgery infrastructure not in place for this development. Highways danger issue. Needs highway improvement. Lack of affordable element. Unacceptable impact on trees and hedges. Unacceptable light pollution. Impact on far reaching views. Conditioned Section 73 – the Condition should not be changed. Should void this application and the developer should start again. Should fit in with up to date planning policies and neighbourhood plan. <b>Request that this application be called to committee if the officer recommendation is for approval.</b>
2295	PA14/ 11611	Loraine, Trelyon Avenue, St Ives <i>(Mrs Sally Holman)</i>	Construction of new bungalow served by access driveway leading from existing entrance to site from main road finished in stone chippings	Application supported.
2298	PA14/ 12048	Bechwood, St Ives Road, Carbis Bay <i>(Mr &amp; Mrs P Mulhern)</i>	Dormer extensions on front & rear roof slopes to serve new rooms in loft	Application supported – provided not unneighbourly and dormers with complete obscure glazing and opening restrictors.
2299	PA14/ 12053	Lamorna Lodge, Boskerris Road, Carbis Bay <i>(Mr R Neil)</i>	Planning application to room at ground floor accommodation & cover to decking area	Application supported.
2300	PA14/ 12053	Unit 57 Little Trevarrack, Laity Lane, Carbis Bay <i>(Mrs Jenny Cabbe)</i>	New balcony to Unit 57 with structural glass balustrade & privacy screen	Application supported.
2303	PA15/ 00168	Badgers Den, 11 Station Hill, Lelant <i>(Mr &amp; Mrs Mckellar)</i>	Proposed 2 storey extension	Objection. Out of keeping and character with the surrounding area and conservation area. <b>Request that this application be called to committee if the officer recommendation is for approval.</b>

2304	PA15/ 00220	8 Carrack Dhu, St Ives (Mr & Mrs A Downing)	Demolition of existing garage at rear, construction of annexe with integrated garage on the footprint of the existing	<b>Strongest Possible Objection.</b> Would set a dangerous precedent. Not an annexe - it is a new build. Out of keeping with the surrounding area. Impact on surrounding area. Inadequate landscaping. Unneighbourly. Gross over development. <b>Request that this application be called to committee if the officer recommendation is for approval.</b>
2305	PA15/ 00354	7 Polmennor Drive, Carbis (Mr & Mrs S Matley-Jones)	Proposed garage extension	Application supported
2306	PA14/ 12056	10 Barnaloft, Back Road West, St Ives (Mr N Grummit)	Replacement PVCU windows (SE elevation)	Application supported
2307	PA14/ 11184	20 Carncrows Street, St Ives (Ms S Bennett)	Listed Building Consent for the replacement of a wet laid natural slate roof, repairs to the chimney stacked replacement of a roof light	Application supported
2308	PA14/ 12293	20 Carncrows Street, St Ives (Ms S Bennett)	Replacement of a wet laid natural slate roof, repairs to the chimney stacked replacement of a roof light	Application supported
2309	PA15/ 00023	3, 3A & 5 The Digey, St Ives (Mr Gary Beeston)	Demolition of No. 5 to party structure & replacement of dwelling. Conversion of existing dwelling No.3 into dwellings, stone cladding & new chimneys	Application supported provided conservation officer approves.
2310	PA15/ 00112	10 St Andrews Street, St Ives (Mr James Watson)	Change of use from an A1 retail to an A3 restaurant licence (not including installation of a commercial kitchen, as there is an existing one with planning permission already within the building)	Withdrawn.

2311	PA15/00113	10 St Andrews Street, St Ives <i>(Mr James Watson)</i>	Installation of 1 3D illuminated sign of the business name above the premises window & 1 hanging sign of the brand logo	Withdrawn.
2312	PA15/00260	Top Flat, 13 Carncrows Street, St Ives <i>(Miss Philip Lowe)</i>	Listed Building Consent for the installation of 2 rooflights	Application supported provided conservation officer approves.
2313	PA15/00259	Top Flat, 13 Carncrows Street, St Ives <i>(Miss Philip Lowe)</i>	Installation of 2 rooflights	Application supported provided conservation officer approves.
2314	PA15/00327	Raventor, Riverside, Lelant <i>(Mrs A Hammersley)</i>	Proposed new dwelling in existing garden	Application supported.
2315	PA15/00407	Nortonbury, Headland Road, Carbis Bay <i>(Mr R Davies)</i>	Raising of ridge height to add first floor accommodation including inset balcony to SE elevation & widening of the vehicular access	Application supported
2316	PA15/00392	Lower Fish Street Garage, Fish Street, St Ives <i>(Trelyon Estate Ltd)</i>	Refurbishment & change of use of store to kiosk for general retail display use	Objection. Unnecessary and a potential traffic hazard.
2317	PA15/00469	Pier House, 5 Quay Street, St Ives <i>(Mr &amp; Mrs D Peploe)</i>	Installation of window guard/balconies on two windows	<b>Strong objection.</b> Out of keeping in the conservation area and unsightly.
2318	PA15/00518	Tregenna Castle Hotel, Trelyon Avenue, St Ives <i>(Tregenna Castle Hotel Ltd)</i>	Alterations to approved designs & landscaping for nine timber lodges in The Paddock (changes to approval number 06/P/1090/F)	Objection. Inadequate landscaping and too much glass. Visual impact does not integrate with the surrounding area.

2319	PA15/ 00526	Little Trevarrack Holiday Park, Lelant <i>(Mr Simon Casey Frep 2 Carbis Bay Ltd)</i>	Redevelopment of touring holiday park with parkland of 123 holiday homes inc owners & wardens accommodation, construction of amenity building & assoc works with variation of condition 6 of decision PA10/04982 regarding use of an alternative product for surface	Withdrawn
2320	PA15/ 00531	18 Chapel Street, St Ives <i>(Mr P Celmer)</i>	Proposed change of use from class A1 to A5 to include hot food takeaway along with eating on the premises	<b>Strongest Possible Objection.</b> Should be no more hot food takeaways. Would cause noise pollution. Inadequate waste facilities. No toilets for customers. Lack of ventilation.
2321	PA15/ 00629	Charleston House, Higher Trewidden Road, St Ives <i>(Mr B Manie)</i>	Loft conversion with dormers & balconies to front elevation, conversion of living space to ancillary accommodation	No objection.