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Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 10 December 2015 at 7pm.

PRESENT

Chairman – Councillor J H Symons
Vice Chairman- Councillor S Tanner

COUNCILLORS

Andrewes T	Nicholls C
Garrod HF	Prior P
Glanville R	Tanner J
Mitchell A P	Williams T

OFFICERS

Assistant Town Clerk

APOLOGIES FOR ABSENCE – were received from Chard C, Taylor L, Armstrong M, Lait R E

P.189 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 12 November 2015.

P.190 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 Glanville declared a non-registerable interest in item 2473 on the schedule as being a member of the NCI, and withdrew from the meeting during consideration of this item.

P.191 PUBLIC SPEAKING

Mr McTeare attended to speak in support of application 2461 on the planning schedule, as being the architect.

Mr Bateman attended to speak in support of application 2464 on the planning schedule, as being the architect.

Mrs Gaunt attended to speak in support of application 2475 on the planning schedule, as being the architect.

Mr Down attended to speak in support of application 2465 on the planning schedule, as being the architect.

Mr Pender attended to speak in support of application 2473 on the planning schedule, as being the architect.

P.192 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.193 ITEMS FOR DECISION

(1) Paperless Planning – to agree a working group for report to January committee meeting

P.194 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL-
WEST SUB AREA PLANNING COMMITTEE

None.

P.195 DECISIONS AND NOTIFICATIONS FROM CORNWALL COUNCIL

None.

P.196 ITEMS FOR INFORMATION

None.

P.197 CORRESPONDENCE-

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

P.198 STREET TRADING APPLICATION-STUART PRITCHARD TRADING AS COUSIN JACKS

A Street Trading Application has been made by Stuart Pritchard to sell Ice Cream on the corner of Gabriel Street and Chapel Street, following a discussion it was:-

RESOLVED – to object strongly to the application on the grounds that there should be no street trading in this area. It would be a highway and pedestrian danger in a very busy part of the town and would also obstruct the highway. Other businesses sell ice cream in the area that pay business rates.

P.199 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 8.45p.m.

Chairman

St Ives Town Council

Planning Schedule for meeting date: 10 December 2015

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2461	PA15/10208	Longships Hotel, Talland Road, St Ives (PSI Property Ltd)	Conversion from hotel to form seven residential units	Objection not been proven it is not a viable business
2464	PA15/07963	Robs Roost, Halsetown (Mr S Osborne)	Replacement of flat-roofed bungalow with two cottage dwellings	No objection provided appropriate materials used, stone cladding for the walls & natural slate roof.
2475	PA15/10546	Remera, Trelyon Avenue, St Ives (Mr Anthony Curtis)	Three storey semi-detached dwellings	Objection design out of keeping with the surrounding area.
2465	PA15/09881	The Garrack Hotel, Burthallan Lane, St Ives (Mr Andrew Baragwanath)	Demolition of existing staircase link, construction of new hotel extension & reinstatement of roof terrace	No objection but levels of light pollution should be considered & conditioned accordingly.
2473	PA15/10348	National Coastwatch Institution, Island Road, St Ives (Ms Helen Simpson)	Extension to coast watch building to form an information centre, alteration of roof to existing stores	Application supported provided Conservation Officer approves.
2459	PA15/09597	Land to N of 3 Godrevy Gardens, St Ives (Mr & Mrs P Long, Legacy Properties Ltd)	Certificate of existing lawful use of the site as having residential designation based on planning approvals PA14/00550, PA12/07543, PA12/02524 & W1/09-0857	No objection.
2460	PA15/10136	5 Fore Street, St Ives (Fat Face Ltd)	Retention of 1 fascia & 1 hair logo & re-decoration to shop front	Application supported.
2461	PA15/10251	Mincarolo, Carninney Lane, Carbis Bay (Mr Ken Freer)	Proposed amended design to the dwelling approved under application PA14/06328	Application supported, provided good landscaping.
2462	PA15/10306	Corner Cottage, Hellesvean, St Ives (Mr Stephen Fowler)	Listed building consent application to replace existing front door	Application supported.
2463	PA15/10394	1 Higher Trewidden Road, St Ives (Mrs Kazan)	To erect a timber hardwood conservatory to the rear of the property	Application supported.

<i>Ref. No</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
2466	PA15/10232	14 The Warren, St Ives (Ms H Morawska)	Increase in O/A size to sun longue & balcony	No objection.
2467	PA15/10408	Pennmor, Hain Walk, St Ives (Mr & Mrs Peters)	Proposed garden studio together with the conversion of amenity land to domestic curtilage	Objection to development in the woodland & conversion of the amenity land.
2468	PA15/10505	First Floor, Wastrel, Porthgidden, St Ives (Mr & Mrs O Noverraz)	Replacement of existing first floor fenestration & balcony balustrading	Objection balcony unneighbourly, existing railings should be replaced like for like.
2469	PA15/10596	Street Record, Manor Drive, St Ives (Mr Colin Hawke, Cornwall Council)	Remove Epicormics to break of crown from Ash & Turkey Oaks	Application supported in line with the Tree Officer recommendations.
2470	PA15/10884	Tamarisk, Burthallan Lane, St Ives (Mr D Copp)	Proposed balcony extension	Objection balcony unneighbourly, over development, out of keeping & unnecessary.
2471	PA15/08753	Casa Bella, Hain Walk, St Ives (Mr K Stokes)	Increase in ridge height of roof to accommodate an additional residential apartment, extensions, additional balconies & porch canopy	Strong objection, gross over development, plans are not accurate no dimensions. Would be outside the building envelope ridge height would be 1.2 metre higher than existing. Request that this application be called to committee if the officer recommendation is for approval.
2472	PA15/09548	10 Ventnor Terrace, St Ives (Mrs C Eastap, Ayr Supply Stores)	Alterations to shopfront including re-siting of door & replacement of windows	Application supported provided vents not unneighbourly & would prefer wooden shop front.
2474	PA15/10490	12 Estuary View, Lelant (Dr J Fuller)	Felling a Macrocarpa	Application supported provided the Tree Officer approves.
2476	PA15/10556	31 Fore Street, St Ives (Mrs A Hunt)	Proposed conversion of bed sits into 2 dwellings	Objection should be re- advertised with the correct address.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2477	PA15/10740	Trenwith Gardens, Pen An Gwel, St Ives (Miss B McWilliams)	Proposed new dwelling	Objection over development, stone wall should be retained & there should be an affordable housing contribution for an extra dwelling on this plot.
2478	PA15/10774	Land Adjacent to Tregue, Little Trevarrack, Laity Lane, Carbis Bay (Mr & Mrs Roberts)	Certificate of lawfulness for the existing use of the land for the parking & storage of motor vehicles together with storage of boats & associated works	No objection.
2479	PA15/10937	7 Belyars Court, St Ives (Mr & Mrs B Thomas)	First floor rear extension to enlarge bedroom & include en-suite	No objection provided not unneighbourly.
2480	PA15/10958	Happy Valley Woodland, St Ives Road, Carbis Bay (Mr Neil Tresprison Marconi Builders & Developers Ltd)	Works to trees subject to a tree preservation order, reducing the density of the woodland	Application supported in line with the Tree Officer recommendations.
2481	PA15/10967	4 St Andrews Street, St Ives (Mr & Mrs C Rist)	Dormer extensions to replace rooflights	Application supported.
2482	PA15/10934	Tremorva, Treloyhan Park Road (Mr T N McFadden)	Tree works to a Yew tree subject to a TPO	Application supported in line with the Tree Officer recommendations.
2483	PA15/10816	Trestaenog, Penbeagle Way, St Ives (Miss Tierney Hingston)	Construction of new dwelling	Application supported provided not a flood risk.
2484	PA15/11087	6 Porthminster Terrace, St Ives (Mr & Mrs J Morgan)	Rear garage	No objection to the garage but the patio area on top the garage should be conditioned a stone wall on the surround, not clear glass to avoid being unneighbourly.
2485	PA15/09107	Land Behind, Sycamores, Headland Road, Carbis Bay (Messers Richards, Thomas, Jenkin & Blewett)	Construction of dwelling	Strong objection, over development, unneighbourly, overlooking from windows & dormers, to high. Request that this application be called to committee if the officer recommendation is for approval.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2486	PA15/11051	10 Riviera Apartments, Boskerris Road, Carbis Bay (Jane Moxon)	Reduction of Ash T1 removal of Sycamore T2 & removal of Ash T3	Application supported provided the tree Officer approves.
2487	PA15/11098	Seagull House, The Wharf, St Ives (Mr C Scorer)	Proposed balcony rail material change	Strong objection balcony rail should be replaced like for like.
2488	PA15/10835	Tremar, Church Road, Lelant (Mr P Marshall)	Reduce height of Sycamore from approx 60 feet to 40 feet	Application supported provided the tree Officer approves.
2489	PA15/11084	The Patch, Carnello, Ayr, St Ives (Mr & Mrs JR Fleming)	Raising of ridge height to form third storey (as previously approved PA13/03474) plus addition of front entrance porch & rear first floor sun lounge	Application supported provided not unneighbourly.
2490	PA15/11244	Sailing By, 11 The Digey, St Ives (Mr & Mrs M Corbett)	First floor rear extension to form new bedroom	Application supported provided Conservation Officer approves.
2491	PA15/11270	Hobblers House, Wharf Road, St Ives (Mr Paul Folkes)	Non-material amendment for a change of the material of the new Juliet balcony doors & windows to white UPVC to PA15/06346	Strongest possible objection should be wood windows in the conservation area.