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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 12 November 2015 at 7pm.

PRESENT

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

COUNCILLORS

Andrewes T	Mitchell A P
Armstrong M	Nicholls C
Garrod HF	Prior P
Glanville R	Williams T
Lait R E	

OFFICERS

Assistant Town Clerk

APOLOGIES FOR ABSENCE – were received from Councillors J Tanner, C Chard, L Taylor

P.180 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 15 October 2015.

P.181 DECLARATIONS OF COUNCILLOR / OFFICER 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 registered interest in item 2440 on the schedule as a member of her family has objected against this application, and withdrew from the meeting during consideration of this item.

P.182 PUBLIC SPEAKING

Mr Notman attended to speak in objection of application 2440 on the planning schedule, as being a concerned neighbour.

Mrs Savill attended to speak in support of application 2428 on the planning schedule, as being the applicant.

Mr Wells attended to speak in objection of application 2430 on the planning schedule, as being a concerned neighbour.

P.183 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.184 ST IVES PLANNING APPLICATIONS TO BE DETERMIND BY CORNWALL COUNCIL- WEST SUB AREA PLANNING COMMITTEE

None.

P.185 DECISIONS AND NOTIFICATIONS FROM CORNWALL COUNCIL

None.

P.186 ITEMS FOR INFORMATION

None.

P.187 ITEMS FOR DECISION

Traffic consultation: Trelyon Avenue – Local Safety Scheme

The plans of the proposed scheme was circulated prior to the meeting and following a discussion it was:-

RESOLVED to – Support the scheme.

P.188 CORRESPONDENCE-

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

P.189 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 8.45pm

Chairman

St Ives Town Council

Planning Schedule for meeting date: 12 November 2015

<i>Ref. No</i>	<i>CC Ref</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
2440	PA15/09439	17 Tregenna Terrace, St Ives <i>(Mr &amp; Mrs C Baker)</i>	Proposed annex in garden	Objection, no need, unnecessary to provide an annexe as there is ample accommodation in the house. Would set a dangerous precedent to build in the rear garden of this terrace.
2428	PA15/09219	Altrone, Riverside, Lelant <i>(Mrs Janet Savill)</i>	Demolition of existing dwelling, shed & outside WC & erection of replacement dormer bungalow. Garage to be demolished & replaced with hardstanding. Dead Eucalyptus Tree to be removed	Application supported, but would prefer a permeable parking area.
2430	PA15/09627	Scots Craig, Trelyon Avenue, St Ives <i>(Mr D Jacques)</i>	Proposed 2 no dormers, replacement rear extension with balcony to form amenity space & internal alterations	Strongest possible objection, too much glazing out of proportion & unacceptable on a highly visible property. Would cause a visual intrusion, unneighbourly, overlooking & potential for noise pollution. Overbearing 3.2M wall to high. <b>Request that this application be called to committee if the officer recommendation is for approval.</b>
2423	PA15/07858	Lowena, 3 Station Hill, Lelant <i>(Dr P White)</i>	Listed building consent to replace rotten windows with like for like windows	Application supported.
2424	PA15/09581	Lowena, 3 Station Hill, Lelant <i>(Dr P White)</i>	Replace rotten windows with like for like windows	Application supported.
2425	PA15/08978	Pentreath, Beach Road, Carbis Bay <i>(Mr T Griffiths)</i>	Two storey extension to dwelling with balconies on the North East elevation (renewal of W1/09-0416)	Application supported.
2426	PA15/09027	Laity Lane, Carbis Bay <i>(Mr M Selegante-Brao, Treelogy Tree &amp; Woodland Services)</i>	Works to two Sycamore trees & one Oak tree	Application supported.

<i>Ref. No</i>	<i>CC Ref</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
2427	PA15/09107	Land behind Puffin Cottage, Headland Road, Carbis Bay (Mrs Richards, Thomas, Jenkin & Blewett)	Construction of dwelling	Objection, over development, unneighbourly & overlooking from windows & dormers, To high.
2429	PA15/09573	Landrevy, Manor Drive, St Ives (Mr M Telning)	Proposed side extension & internal alterations	Strong objection, gross overdevelopment, unneighbourly & overlooking. There has already been adequate development of the plot. <b>Request that this application be called to committee if the officer recommendation is for approval.</b>
2431	PA15/07992	Beersheba Farm, Access to Beersheba Farm, Lelant (Mr Andrew Jelbert)	Proposed new pool house & garage for the Farmhouse at Beersheba Farm	Application supported.
2432	PA15/08967	Land SW of Joannies Avenue, Halsetown Road, St Ives (Mr Mark Scoot)	Outline planning application for the demolition of existing structures & site development to provide up to 165 residential units (including up to 82 affordable units), community building, open space, play space, associated infrastructure (including retaining structures & works to the public highway), access, parking, servicing & landscaping	Objection. This is a green field site & would encroach on the countryside boundary of the town. Inadequate infrastructure to cope with this development. Would be highly visible development up the hill. Great landscape value, harmful to the nearby AONB & detrimental to the County Wildlife site.
2433	PA15/09358	St Ives Bay Hotel, The Terrace, St Ives (Shearings Holiday Hotels)	Installation of replacement windows to front elevation	No objection.
2434	PA15/09361	Avon Cottage, St Ives Road, Carbis Bay (Mr G Orr)	Construction of attached dwelling-revised scheme of PA15/05493	Application supported.
2435	PA15/09364	1 Tregenna Hill, St Ives (Mr T Hollow)	Proposed conversion of first floor shop area to residential flat	No objection, provided room for waste storage.

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2436	PA15/09387	2 Eastleigh, Fore Street, Lelant (Miss B Wilson)	Pollarding of 1 Yew & 4 Pittosporum by approx 4 feet	Support the Tree Officer recommendations, that the proposed works to the Pittosporum be acceptable, but the crown reduction to the Yew should be more sensitive.
2437	PA15/09654	16 The Warren, St Ives (Mr N Bromilow)	Proposed extension to raise a storey & create rooms in the roof	Strongest possible objection, totally out of keeping with both the conservation & surrounding area. Gross over development, unneighbourly & materials out of keeping. Balconies incongruous. <b>Request that this application be called to committee if the officer recommendation is for approval.</b>
2438	PA15/09000	10 Ocean View Terrace, St Ives (Mr & Mrs Vincent)	Loft conversion with new front & rear dormers	No objection.
2439	PA15/09708	Former Pencroft, St Ives Road, Carbis Bay (Mr R Lawrence)	T1 Ash works laterally reduce the crown to remove overhanging branches & achieve a 3m clearance of the building. No branches greater than 20mm diameter will be removed. The proposed work is in line with sound arboricultural practice. The overall height & amenity value of the tree will not be affected. Proposed reduction is shown in attached document.	Support the Tree Officer recommendations.
2441	PA15/09476	Higher Vorvas Access to Vorvas Lelant (Mrs Sylvia Bullus)	Certificate of lawfulness existing use: Domestic storage, hobby workshop & stables	Application supported.
2442	PA15/09390	The Old Police Station, Wills Lane, St Ives (Mr C Russell)	Proposed raising of roof & conversion of garage to holiday accommodation/annex	Strongest possible objection, over development, materials out of keeping with the existing & the conservation area. Should be no loss of garage or amenity. Not needed.
2443	PA15/09522	Rosemary, St Ives Road, Carbis Bay (Mrs Deborah Faulkner-Jones)	Change of use from dwelling house to guesthouse	Application supported.

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2444	PA15/09279	Primrose Valley Hotel, Primrose Valley (Mr & Mrs R MacGregor)	Construction of Managers accommodation & associated works including provision of balconies	No objection.
2445	PA15/09745	Morwenstow Apartments, Trelyon Avenue, St Ives (Mr Anthony Curtis)	T1 Holm Oak, Prune back encroaching branches, T2 Holm Oak, Prune back encroaching branches, T3 Holm Oak fell due to issues with rot in trunk, T4 Holm Oak, prune back	Support the Tree Officer recommendations, that no objection to the works to T1, T2 & T4, but object to the felling of T3.
2446	PA15/09856	Hawks Point Cottage, Hawks Point, Carbis Bay (Mr John Mardle)	First floor bedroom extension to existing house	Application supported.
2447	PA15/09898	The Deckhouse, Valley Road, Carbis Bay (Mr J Moores)	Proposed extension & alterations	Objection, over development, unneighbourly, overlooking. Design out of keeping with the surrounding area. Symmetrically out of keeping.
2448	PA15/10144	8 Wheal Ayr Terrace, St Ives (N Smith & L Clark)	Installing a new first floor window in the gable end, installing a dormer cheek window on the East elevation & fitting a small rooflight in the South slope on the roof	Objection would alter the look of the terrace & the surrounding area.
2449	PA15/09917	Victory Heights, The Burrows, St Ives (Mr D Potter)	Proposed new dwelling – redesign of approved scheme PA12/10799	Adhere to previous Strong objection over development in a prominent site. Materials out of keeping. Concern at traffic on a walk to school route. The access is a footpath not a road, negative impact on long distance views. Plans not to scale should be resubmitted. <b>Request that this application be called to committee if the officer recommendation is for approval.</b>
2450	PA15/08976	2 Park Cottages, Abbey Hill, Lelant (Mrs Sarah Glinski)	Replacement of windows & external doors. Change from wood frames & doors to upvc	Strongest possible objection should be wood windows in a Grade 2 listed building.
2451	PA15/08977	2 Park Cottages, Abbey Hill, Lelant (Mrs Sarah Glinski)	Listed building consent for replacement of windows & external doors. Change from wood frames & doors to upvc	Strongest possible objection should be wood windows in a Grade 2 listed building.

<b>Ref. No</b>	<b>CC Ref</b>	<b>Site (Applicant)</b>	<b>Proposal</b>	<b>Observations</b>
2452	PA15/09813	Land E of Kilimani, Brewery Hill, Lelant <i>(Mr &amp; Mrs P Sage)</i>	Re-design of approved scheme ref:PA15/00830 construction of sustainable dwelling & associated works	Adhere to previous objection, concern at the impact on trees, there needs to be a tree survey on the site, inadequate landscaping, inappropriate materials used in this area. Over development & concern at vehicular access.
2453	PA15/09838	Rock House, Carncrows Road, St Ives <i>(Mr Simon Sivyver)</i>	Demolition & replacement of existing building with new dwelling	Strongest possible objection, design detrimental to the conservation area. Over development & out of keeping. Would impact on a public right of way. Would question the land ownership.
2454	PA15/09907	10 Lelant Meadows, Lelant <i>(Mr Holland)</i>	Retention & completion at 10 Lelant Meadows not in accordance with plans ref PA14/10311 & removal of occupancy restriction in order to form self contained unit	Adhere to previous, Application supported provided conditioned ancillary to the main dwelling.
2455	PA15/10008	Airvanlea, Carnninney Lane, Carbis Bay <i>(Commprop Ltd)</i>	Hedgerow removal notice for removal of existing hedge (not stockproof) to be replaced by a more substantial stone hedge	Application supported provided traditional West Cornwall hedge & not a wall.
2456	PA15/10072	6 Barrepta Close, Carbis Bay <i>(Mr Alex Dove)</i>	Convert & extend garage into bark garden for new house entrance, bedroom & living space	Application supported provided not unneighbourly.
2457	PA15/10245	9 Church Place, St Ives <i>(Mr Nigel Jones-Gerrard)</i>	Replacement of existing fascia guttering downpipes front door & two existing UPVC windows in front elevation	Application supported provided wood windows & doors in the Conservation area.
2458	PA15/10366	Burncroft, Green Lane, Lelant <i>(Mr &amp; Mrs Judge)</i>	Extension, alterations & associated works, including balcony on the South West Elevation	Application supported.