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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 20 August 2015 at 7pm.

PRESENT

Chairman – Councillor J H Symons

COUNCILLORS

Garrod HF
Glanville R
Lait R E
Mitchell A P

Nicholls C
Prior P
Tanner J

OFFICERS

Assistant Town Clerk

APOLOGIES FOR ABSENCE – were received from Chard C, Andrewes T, Williams T, Tanner S, Taylor L, Armstrong M

P.149 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 23 July 2015.

P.150 DECLARATIONS OF COUNCILLOR / OFFICER INTERESTS (INCLUDING REASONS THEREOF)

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 J Tanner declared a registered interest in item 2386 on the schedule as being a neighbour, and withdrew from the meeting during consideration of this item.

Councillor Nicholls declared a non-registerable interest in item 2379 on the schedule as being a on the Tate Gallery advisory board & a business sponsor, and withdrew from the meeting during consideration of this item.

Councillor Symons declared a non-registerable interest in item 2343 on the schedule as being on the Tate Gallery advisory board, and withdrew from the meeting during consideration of this item.

Councillor Symons declared a non-registerable interest in item 2373 on the schedule as being on the Tate Gallery advisory board, and withdrew from the meeting during consideration of this item.

P.151 **PUBLIC SPEAKING**

Mr Notman attended to speak in objection of application 2375 on the planning schedule, as being a neighbour.

Mr Christophers attended to speak in objection of applications 2377 and 2378 on the planning schedule, as being a concerned local resident.

Mr Jones attended to speak in objection of applications 2377 and 2378 on the planning schedule, as being a concerned local resident.

P.152 **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.153 **CHANGES NECESSARY TO THE OPERATION OF THE PLANNING COMMITTEE FOLLOWING NOTIFICATION OF CORNWALL COUNCIL'S INTENTION TO NO LONGER SEND PAPER PLANNING APPLICATIONS FROM SEPTEMBER**

An update from Cornwall Council was circulated prior to the meeting.

RESOLVED/RECOMMENDED – that the report be noted.

P.154 **ST IVES PLANNING APPLICATIONS TO BE DETERMIND BY CORNWALL COUNCIL- WEST SUB AREA PLANNING COMMITTEE**

None.

P.155 **DECISIONS AND NOTIFICATIONS FROM CORNWALL COUNCIL**

None.

P.156 **ITEMS FOR INFORMATION**

None.

P.157 **CORRESPONDENCE-**

P.158 **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 8.50pm

Chairman

St Ives Town Council Planning Schedule for meeting date: 20 August 2015

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observation
2375	PA15/06382	Hill Cottage, Bishops Road, St Ives <i>(Mr & Mrs Young)</i>	Removal of conditions 2, 3, 4 & 6 in respect of application PA14/01401	Strongest possible objection, removal of the conditions would be detrimental to the residential amenities of neighbouring properties.
2377	PA15/06282	Carbis Bay Holiday Park (Site A), Laity Lane, Carbis Bay <i>(Welshman Properties Ltd)</i>	Full application for 34 dwellings & associated works	Strongest possible objection. Wrong development in the wrong place. On appeal the site was granted for holiday accommodation not open market housing. No affordable housing included, should be housing for local people. Inadequate traffic provision, highway danger major impact on the junctions from Trencrom Lane & Laity Lane with the A3074. Contrary to paragraph 47 of the National Planning Policy Framework. Critical drainage area, potential flood risk. Inadequate infrastructure in the surrounding area to support this development. This area should remain the rural edge of Carbis Bay. Request that this application be called to committee if the officer recommendation is for approval.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observation
2378	PA15/06284	Carbis Bay Holiday Park (Site C), Laity Lane, Carbis Bay <i>(Welshman Properties Ltd)</i>	Outline application for 35 dwellings	<p>Strongest possible objection. Wrong development in the wrong place. On appeal the site was granted for holiday accommodation not open market housing. Not enough affordable housing provision to meet local needs, should be housing for local people. Inadequate traffic provision, highway danger major impact on the junctions from Tren Crom Lane & Laity Lane with the A3074. Contrary to paragraph 47 of the National Planning Policy Framework. No bio diversity report or bat survey included. No public open space or children's play area. Contrary to Cornwall Council planning policy SP2. Critical drainage area, potential flood risk. Inadequate infrastructure in the surrounding area to support this development. This area should remain the rural edge of Carbis Bay.</p> <p>Request that this application be called to committee if the officer recommendation is for approval.</p>
2363	PA15/06357	13 Back Road West, St Ives <i>(Ms Rachel Cornish)</i>	Repair works to the listed building including replacement of hung slate cladding to rear elevation in Cornish slate	Application supported provided conservation officer approves.
2364	PA15/06707	Meadow Flats & Tate St Ives, Porthmeor Beach, St Ives <i>(Trustees of the Tate Gallery)</i>	The temporary change of use of a communal dayroom in ancillary residential use (use class C30 to a visitor centre (use class A2) & office/staff room (class B1)	Application supported.
2365	PA15/06381	Trezion, Salubrious Place, Fore Street, St Ives <i>(Mr & Mrs Keating)</i>	Alterations to main house including Juliet balcony & studio, rear extension & raised roof to main house incorporating rooflights	Strongest possible objection. Out of keeping & character with the Conservation Area, unneighbourly, detrimental to the surrounding area. Harmful to the setting of the adjacent Grade 11 listed Chapel.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observation
				Request that this application be called to committee if the officer recommendation is for approval.
2366	PA15/06440	Hellesveor Farm, Hellesveor, St Ives <i>(Mr A Rogers Hellesveor Holidays)</i>	Replacement extension, alterations & energy refurbishment to farmhouse	Application supported.
2367	PA15/06456	Rosedale, Hellesvean, St Ives <i>(Mr Michael Taylor)</i>	Demolition of 1970s lean-to extension. New kitchen extension occupying footprint of existing lean-to & infill up to garage. Retiling of roof to existing cottage & garage in new natural slate to match proposal. Repainting of existing pink exterior walls of cottage to white. Stripping back of mock stone plaster effect on existing exterior garage walls to then be re-rendered & painted white. New double doors from existing garage to garden. New rooflight to garage roof. New utility room, wc, shower in garage. Minor landscaping works to garden-including paving repair, planter alteration, addition of bin store & relocation of existing fuel tank.	Application supported.
2368	PA15/06457	Rosedale, Hellesvean, St Ives <i>(Mr Michael Taylor)</i>	Demolition of 1970s lean-to extension. New kitchen extension occupying footprint of existing lean-to & infill up to garage. Retiling of roof to existing cottage & garage in new natural slate to match proposal. Repainting of existing pink exterior walls of cottage to white. Stripping back of mock stone plaster effect on existing exterior garage walls to then be re-rendered & painted white. New double doors from existing garage to garden. New rooflight to garage roof. New utility room, wc, shower in garage. Minor landscaping works to garden-	Application supported.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observation
			including paving repair, planter alteration, addition of bin store & relocation of existing fuel tank.	
2369	PA15/06644	Avalon Cottage, 11 Teetotal Street, St Ives (Dr Elizabeth Sheridan)	Internal alterations to provide a better living arrangement for living space on the first floor, two bedrooms on the second floor & a bedroom/living space in the loft (third Floor). For the loft space to work, two traditional dormers have been proposed to make a usable space which will help make the property viable as full-time residence.	Application supported provided conservation officer approves.
2370	PA15/06645	Avalon Cottage, 11 Teetotal Street, St Ives (Dr Elizabeth Sheridan)	Listed building consent Internal alterations to provide a better living arrangement for living space on the first floor, two bedrooms on the second floor & a bedroom/living space in the loft (third Floor). For the loft space to work, two traditional dormers have been proposed to make a usable space which will help make the property viable as full-time residence.	Application supported provided conservation officer approves.
2371	PA15/06772	Orchard Walls, Bishops Road, St Ives (Mr M Short)	Demolition of existing dwelling & construction of 7 flats & gardens with associated works	Objection, no affordable housing provision. Design out of keeping & not subservient to the surrounding area. Over development lack of amenity space. Access should be on Bishops Road only not the dangerous Higher Trewidden Road
2372	PA15/06823	Airvanlea, Carninney Lane, Carbis Bay (Mr B Vanderplank)	Proposed replacement dwelling & erection of garage	No Objection.
2373	PA15/06851	Former Buffalo Club, Towednack Road, St Ives (RST1 South West Ltd)	Variation of condition 1 (plans referred to) in respect of decision notice PA14/09022 to allow minor material amendments affecting unit positioning, layouts & materials	No Objection.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observation
2374	PA15/04253	Land off Tyringham Road, Tyringham Road, Lelant <i>(Mr Adam Edwards)</i>	Application for approval of reserved matters following outline approval PA11/02199 for development of land for 15 dwellings including access road & associated works	Strong concern development would reduce the width of the road, this would cause a highway danger in a accident prone area.
2376	PA15/05749	Penquite, Vicarage Lane, Lelant <i>(Mrs Stephanie Pace)</i>	Slate vertical hanging to garage conversion	Application supported.
2379	PA15/06708	Meadow Flats & Tate St Ives, Porthmeor Beach St Ives <i>(Trustees of the Tate Gallery)</i>	Advertisement consent for 1 x non illuminated banner sign fixed to the exterior of Meadow Flats above the entrance to the proposed visitor centre; 4 x cut etched vinyl logos applied to the upper windows of the visitor centre; 4 x cut etched vinyl logos applied to the lower windows of the visitor centre; 1 x non illuminated banner sign fixed to the exterior of Tate St Ives	Application supported.
2380	PA15/06955	Tallanside, Belyars Lane, St Ives <i>(Mr & Mrs P Jaques)</i>	Reserved matters application (access, appearance, landscaping, layout & scale) for the erection of two dwellings	Application supported, provided not unneighbourly & would prefer a natural fence instead of a wooden fence & a permeable driveway.
2381	PA15/07066	1 Ocean View Terrace, St Ives <i>(Mr & Mrs S Dunderdale)</i>	Construction of detached annexe to replace existing summerhouse/store in rear	Application supported provided conditioned ancillary to the main dwelling.
2382	PA15/07080	The Old Count House, Trenwith Square, St Ives <i>(Mr Ken Canning)</i>	Conversion of guest house to form 2 separate dwellings & one annexe per dwelling without compliance in full with condition 2 of planning permission PA14/06439 (use as ancillary accommodation only)	Application supported provided conditioned ancillary to the main dwelling.
2383	PA15/07090	Fernhill House, St Ives Road, Carbis Bay <i>(Mr Patrick Dormeuil)</i>	Ilex Oak T1 fell due to proximity issues to buildings & damage to car paintwork from Honeydew	Strong objection in line with the tree officer comments.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observation
2384	PA15/07141	15A St Eia Street, St Ives (Mr D Jacques)	Formation of balcony to create amenity space at first floor	Withdrawn.
2385	PA15/05636	5 Durley Dene, Tyringham Road, Lelant (Mr R Shackleton)	Works to reduce height & width of Sycamore & Monterey Cyprus	Application supported provided the Tree Officer approves.
2386	PA15/06366	8 Parc Bean, St Ives (Mr Anthony Catlin)	Retrospective application for a balcony	Objection, unneighbourly & overlooking, would set a dangerous precedent in the area.
2387	PA15/07233	29 Gill An Creet, St Ives (M S Miller & M Harper)	Modification/discharge of section 106 (relating to reference W1/04/P/0546 dated 10.08.2004) Construction of extension to disabled annexe	No objection.
2388	PA15/07402	Sycamore Cottage, Hellesvean, St Ives (Mr Paul Havranek)	Works to prune T1 a Sycamore & fell T2 Sycamore	Application supported provided the Tree Officer approves.
2389	PA15/06195	Carrack Vean, Porthminster Point, St Ives (Mrs Lynne Price)	Removing condition 2 in respect of application PA14/04813	No Comment.
2390	PA15/06746	Oaklands, Vicarage Lane, Lelant (Mr Clive Burley)	Works to sycamore and ash trees.	Application supported provided the Tree Officer approves.
2391	PA15/06918	Bryn Mor, Steeple Lane, St Ives (Mr & Mrs Cullinane)	Proposed side extension	Application supported.