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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 23 July 2015 at 7pm.

PRESENT

Chairman – Councillor J H Symons

COUNCILLORS

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

OFFICERS

Assistant Town Clerk

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

P.139 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 25 June 2015.

P.140 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 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 Andrewes declared a non-registerable interest in item 2353 on the schedule as being a friend of the applicant, and withdrew from the meeting during consideration of this item.

Councillor Suzanne Tanner declared a non-registerable interest in item 2351 on the schedule as being a friend of the applicant, and withdrew from the meeting during consideration of this item.

Councillor Lait declared a non-registerable interest in item 2362 on the schedule as being a

friend of the applicant, and withdrew from the meeting during consideration of this item.

P.141 **PUBLIC SPEAKING**

Amy Hopkinson attended to speak in objection of application 2349 on the planning schedule, as being a concerned resident.

Mr Simmons attended to speak in support of application 2348 on the planning schedule, as being the architect.

Mr Gething attended to speak in support of application 2359 on the planning schedule, as being the architect.

P.142 **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.143 **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**

Adjourned to a future meeting.

P.144 **ST IVES PLANNING APPLICATIONS TO BE DETERMIND BY CORNWALL COUNCIL- WEST SUB AREA PLANNING COMMITTEE**

None.

P.145 **DECISIONS AND NOTIFICATIONS FROM CORNWALL COUNCIL**

None.

P.146 **ITEMS FOR INFORMATION**

None.

P.147 **CORRESPONDENCE-**

P.148 **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."

St Ives Town Council Planning Schedule for meeting date: 23 July 2015

<b>Ref. No</b>	<b>CC Ref.</b>	<b>Site (Applicant)</b>	<b>Proposal</b>	<b>Observation</b>
2349	PA15/05320	Land Adjacent to Carninney Farm, Carninney, Carbis Bay (Carninney Rise Ltd)	Hybrid application outline planning consent (all matters reserved) sought for 30 residential units with full planning consent sought for shared access road	<p>Strongest possible objection. Over development, lack of car park spaces. Could cause a potential flood risk. History of flooding in area – needs a full Environment Agency Survey. Contrary to MPPF Section 112. Unnecessary loss of Grade 2 Agricultural Land. Highway issues, dangerous access. Would cause a dangerous precedent. This is a highly environmental sensitive site and a wildlife haven. There should be no loss of an important green area and there should be no impact on public right of way and public footpaths. Adverse effect on the rural and surrounding area. Houses out of keeping. No open space provision which is contrary to Neighbourhood Plan Policy H5.</p> <p><b>Request that this application be called to committee if the officer recommendation is for approval.</b></p> <p>This item was determined by a recorded vote.</p> <p>Voting for the above proposal Councillors Andrewes, Garood, Glanville, Mitchell, Nicholls, Prior, Symons J Tanner, S Tanner and Williams.</p> <p>Abstaining from voting Councillor Lait.</p>
2348	PA15/05661	Land Adjacent to Loraine, Trelyon Avenue, Carbis Bay (Mr & Mrs B Kelly)	Construction of a new dwelling	No objection

<b>Ref. No</b>	<b>CC Ref.</b>	<b>Site (Applicant)</b>	<b>Proposal</b>	<b>Observation</b>
2359	PA15/06189	Jalna, Laity Lane, Carbis Bay, Cornwall (Mr & Mrs Stone)	Extension and replacement of previous poor quality flat roof extensions to dwelling	Application supported
2341	PA15/05127	26 Bowling Green Terrace, St Ives (Mr & Mrs J Wilson)	First floor extension including a rooflight & associated works	Application supported but would prefer natural materials
2342	PA15/05493	Avon Cottage, St Ives Road, Carbis Bay (Mr G Orr)	Construction of attached dwelling	Objection. Over development. Lack of amenity space. Roof should be hipped and not unneighbourly. Lack of car parking spaces.
2343	PA15/04771	Endsleigh Guest House, St Ives Road, Carbis Bay (Mr M H Kent & Sussex Properties)	Certificate of lawfulness existing use: To justify the commencement of works in relation to planning permission W1/09-1226: Demolition of hotel, construction of 6 self contained units & associated works	No objection.
2344	PA15/04844	Land S of Higher Stennack, & NW of Joannies Avenue Higher Stennack (Mr P Harris & Mrs J Powell)	Erection of 2 dwellinghouses (resubmission of PA14/06098)	Adhere to previous strong objection, gross overdevelopment, highway issues, dangerous access, loss of natural habitat, should be no loss of the protected trees, would ruin the character of the entrance into St Ives and potential mining risk area. <b>Request that this application be called to committee if the officer recommendation is for approval.</b>
2345	PA15/04883	11 Estuary View, Lelant (Mr M Price)	Works to two Monterey Cypress trees	Application supported providing the tree officers recommendations are adhered to.
2346	PA15/05479	Chylason, Porthrepta Road, Carbis Bay (Mr M Kirby)	Works to trees	Application supported providing the tree officers recommendations are adhered to.

<b>Ref. No</b>	<b>CC Ref.</b>	<b>Site (Applicant)</b>	<b>Proposal</b>	<b>Observation</b>
2347	PA15/05572	Broomhill, Treloyhan Park Road, St Ives (Mr & Mrs M Lewis)	Provision of annexed accommodation. Associated work to include part demolition of existing garage, first floor & ground floor extension & widening of vehicle access to provide 2 car park spaces	No objection to annexe but would prefer permeable driveway and provided not unneighbourly.
2350	PA15/05608	The Old Mushroom Farm, Halsetown (Mrs Kate Berwick)	Replacement roof to light industrial unit	Application supported.
2351	PA15/05922	23 Bellair Terrace, St Ives (Mr & Mrs P Haase)	Rear single storey extension & associated works	Application supported.
2352	PA15/05965	Chywartha, Alexandra Road, St Ives (Mrs B Mursaloglu)	Proposed demolition of garage & erection of annex	Adhere to previous objection concerns at loss of amenity space and would be unneighbourly.
2353	PA15/05970	St Crida, Orange Lane, St Ives (Mr & Mrs T Feltwell)	Proposed conservatory to front elevation	Application supported.
2354	PA15/06027	Orchard Walls, Bishops Road, St Ives (Mr M Short)	Proposed additional parking	Strongest possible objection, Not a sensitive design, loss of green area and Cornish hedges and loss of wall. Inadequate landscaping.
2355	PA15/06049	New dwelling rear of Trencrom Villa, Beach Road, Carbis Bay (Mr & Mrs Tomlinson)	Construction of dwelling with associated works	Adhere to previous objection. Over development. Unacceptable loss of green area, affects the green area of the beach. Highway issues and over development. Unneighbourly and poor design.

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2356	PA15/05908	1 Mount Zion, St Ives (Mr James Phillips)	Proposed replacement front & rear dormers	Objection to the front dormers. Inappropriate and out of keeping in the conservation area.
2357	PA15/06067	Brookwood, The Belyars, St Ives (Mr A Brown)	Construction of dwelling amended (design to re-positioning & re-design application PA11/09961)	Adhere to previous strong objection. Unneighbourly, over development, no consideration to the environment or the neighbouring properties. Increased traffic on a walk to school route. The felled trees should be replaced. Design totally out of keeping with the surrounding area. <b>Request that this application be called to committee if officer minded to approve.</b>
2358	PA15/06179	Waves End, 13 The Terrace, St Ives (Mrs E Hibbard)	Enlargement of dormers & new car parking platform	Objection. Dormers over development and too large.
2360	PA15/06208	Halsetown Inn, Halsetown (Ms Lisa Taylor)	Construction of a new, internal fire protected staircase to provide means of escape from the first floor to the ground floor of the Public House	Application supported.
2361	PA15/06308	Rockcliff Court, Island Road, St Ives (Mr David Hunt)	Installation of two garage doors & associated internal works	Objection. Inappropriate design and adverse effect on the character of the conservation area.
2362	PA15/06346	Hobblers House, Wharf Road, St Ives (Mr P Folkes & Mrs H Collins)	Variation of condition 2 (plans approved) of decision PA13/02183 to allow minor material amendment (addition of dormer between & to match those existing on the North elevation)	No objection.