

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 25 June 2015 at 7pm.

PRESENT

Chairman – Councillor J H Symons

COUNCILLORS

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

OFFICERS

Assistant Town Clerk

APOLOGIES FOR ABSENCE – were received from Prior P, Taylor L

P.130 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 27 May 2015.

P.131 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 non-registerable interest in items 2417 and 2418 on the schedule as the applicant works for a member of her family, and withdrew from the meeting during consideration of this item.

Councillor Williams declared a non-registerable interest in item 2421 on the schedule as being a friend of the architect, and withdrew from the meeting during consideration of this item.

Councillor Lait declared a non-registerable interest in items 2417 and 2418 on the schedule as being a friend of the applicant, and withdrew from the meeting during consideration of this item.

P.132 **PUBLIC SPEAKING**

Mrs P Rickaby attended to speak in support of application 2425 on the planning schedule, as being the agent of the applicant.

Mr Herbert attended to speak in support of application 2431 on the planning schedule, as being the applicant.

P.133 **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.134 **ST IVES PLANNING APPLICATIONS TO BE DETERMIND BY CORNWALL COUNCIL-  
WEST SUB AREA PLANNING COMMITTEE**

None.

P.135 **DECISIONS AND NOTIFICATIONS FROM CORNWALL COUNCIL**

None.

P.136 **ITEMS FOR INFORMATION**

None.

P.137 **CORRESPONDENCE-**

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

P.138 **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 7.57pm

Chairman

St Ives Town Council

Planning Schedule for meeting date: 25 June 2015

<b>Ref. No</b>	<b>CC Ref.</b>	<b>Site (Applicant)</b>	<b>Proposal</b>	<b>Observations</b>
2425	PA15/05261	3 Atlantic Watch, Porthrepta Road, Carbis Bay (XCS Investments Llp)	Conversion of house to 4 houses	Objection over development, lack of parking spaces and turning area, possible highway danger. <b>Request that this application be called to committee if the officer recommendation is for approval.</b>
2422	PA15/05040	17 Tregenna Terrace, St Ives (Mr & Mrs C Baker)	Proposed annex in the rear garden	Withdrawn
2431	PA15/05238	Land NE of the Croft, Tinnars Way, St Ives (Mr S Herbert)	Proposed 3 new dwellings in existing parking area at the Croft	Application supported
2412	PA15/04849	25 Virgin Street, St Ives (Ms Ruth Smith)	Re-position rear door & window to kitchen (old cellar). Replacement front door & rear door to kitchen. Replacement windows, double glazed to match the existing windows	Application supported
2413	PA15/04384	Lightwoods, Wheal Venture Road, St Ives (Mr John De Seta)	Variation of conditions 2 (plans approved) & 4 (controlling window openings) of PA14/07160 (conversion & extension of existing dwelling to create No.4 self-contained apartments) to allow alterations to fenestration on the front facing elevation	Objection to the Juliet Balconies – overbearing and unneighbourly, would be overlooking. Also, must be an affordable housing contribution.
2414	PA15/04688	5 Toms Yard, Higher Stennack, St Ives (Mr Nigel Green)	Felling of Sycamore & removal of Monterey pine lower branches	Application supported in line with the Tree Officer Comments
2415	PA15/04960	20 Bowling Green Terrace, St Ives (Mr & Mrs M Foreman)	Alterations & extensions to existing dwelling	Objection dormer and balcony out of keeping and unneighbourly. Should be no removal of pebble dash – would ruin the character of the surrounding area.
2416	PA15/04253	Land off Tyringham Road, Tyringham Road, Lelant (Mr Adam Edwards)	Application for approval of reserved matters following outline approval PA11/02199 for development of land for 15 dwellings including access road & associated works	Withdrawn.

<b>Ref. No</b>	<b>CC Ref.</b>	<b>Site (Applicant)</b>	<b>Proposal</b>	<b>Observations</b>
2417	PA15/04794	Lower Fish Street Garage, Fish Street, St Ives (Mr Jerry Harper Trelyon Estate Ltd)	Refurbishment & change of use of store to retail & professional & financial services	Objection – unsuitable for conversion and harmful to the conservation area. A potential traffic hazard.
2418	PA15/04795	Lower Fish Street Garage, Fish Street, St Ives (Mr Jerry Harper Trelyon Estate Ltd)	Advertisement consent for a shop sign	Adhere to previous objection. Sign not needed and would cause light pollution.
2419	PA15/04805	Polmanter Touring Park, Halsetown (Mr P Osborne Polmanter Touring Park)	Extension to tourist park facilities to provide an indoor play area with external paving	Application supported
2420	PA15/04851	The Cabin, R/O 5 Park Avenue, St Ives (Mr D Khalidi)	Proposed extension	No objection
2421	PA15/04953	Tremayne Applied Arts, Street An Pol, St Ives (Mr Roger Tonkinson)	Change of use of ground storey from retail unit to self contained residential apartment, including internal modifications, partial reconstruction of rear outbuilding & construction of glazed link in rear courtyard	No objection provided opaque glass is not used.
2423	PA15/05055	8 Island Road, St Ives (Mr P Slater)	Changing of window to door & two rooflights	Application supported provided timber window in the conservation area.
2424	PA15/05222	14 Carnstabba Road, St Ives (Devon & Cornwall Housing)	Demolition of existing single storey rear extension & construction of new rear extension-revision to PA14/12260	Application supported
2426	PA15/04361	Heatherleigh, Headland Road, Carbis Bay (Mr A Mills)	First floor extensions & various external alterations	Application supported

<b>Ref. No</b>	<b>CC Ref.</b>	<b>Site (Applicant)</b>	<b>Proposal</b>	<b>Observations</b>
2427	PA15/05241	3 The Digey, St Ives (Mr Gary Beeston)	Partial demolition & conversion of existing dwelling into 2 dwelling	Refer to previous strong objection. It would affect the character and integrity of the conservation area. Should be no infill of the courtyard a unique feature of the area. Should be wet laid and slate. Possible substandard accommodation. If approved work should not be carried out in the Summer season.
2428	PA15/05242	3 The Digey, St Ives (Mr Gary Beeston)	Listed building consent for the partial demolition & conversion of existing dwelling into 2 dwellings & erection of replacement dwelling	Refer to previous strong objection. It would affect the character and integrity of the conservation area. Should be no infill of the courtyard a unique feature of the area. Should be wet laid and slate. Possible substandard accommodation. If approved work should not be carried out in the Summer season.
2429	PA15/05323	The Old Police Station, Wills Lane, St Ives (Mr C Russell)	Proposed raising of roof & conversion of garage to holiday accommodation/Annex	Objection – over development – materials out of keeping with the existing and the conservation area. Should be no loss of garage or amenity.
2430	PA15/05355	14 Trendreath Close, Lelant (Mr S Brokenshire & Miss D Stevens)	Two storey extension (amended design) & construction of separate garage	Application supported.