

We publish these draft minutes on the website as soon as possible after each meeting, as part of our commitment to communicating council decisions and transparency. Please note that these remain a draft until they are approved and signed at the next meeting of the Council/Committee.

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 30 April 2015 at 6.30pm.

PRESENT

Chairman – Councillor J H Symons

COUNCILLORS

Armstrong M
Chard C
Glanville R
Lait R E
Mitchell A P

Nicholls C
Tanner J
Tanner S
Williams T

OFFICERS

Assistant Town Clerk

APOLOGIES FOR ABSENCE – were received from Andrewes T, Garrood HF, Taylor L

P.108 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 2 April 2015.

P.109 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 Symons declared a non-registerable interest in item 2383 on the schedule as being a friend of the family, and withdrew from the meeting during consideration of this item and Councillor Mitchell took the Chair for the duration of this item.

Councillor J Tanner declared a non-registerable interest in item 2383 on the schedule as the applicant being a family member, and withdrew from the meeting during consideration of this item.

Councillor S Tanner declared a non-registerable interest in item 2383 on the schedule as the applicant being a family member, and withdrew from the meeting during consideration of this item.

Councillor Armstrong declared a registered interest in items 2371 and 2372 on the schedule as living close to the application site, and withdrew from the meeting during consideration of this item.

Councillor Williams declared a non-registerable interest in item 2378 on the schedule as being a friend of the architect, and withdrew from the meeting during consideration of this item.

Councillor Williams declared a non-registerable interest in item 2384 on the schedule as being a friend of the architect, and withdrew from the meeting during consideration of this item.

Councillor Nicholls declared a registered interest in item 2388 on the schedule as owning a restaurant in a nearby location, and withdrew from the meeting during consideration of this item.

P.110 **PUBLIC SPEAKING**

Mr Wadsworth attended to speak in support of application 2383 on the planning schedule, as being the agent of the applicant

Mrs Mauger attended to speak in objection of applications 2371 and 2372 on the planning schedule, as being the agent of local residents.

Mr Jones attended to speak in objection of applications 2371 and 2372 on the planning schedule, as being a neighbour.

Mrs Mauger attended to speak in objection of application 2378 on the planning schedule, as being the agent of the neighbours.

Mr Symons attended to speak in support of application 2378 on the planning schedule, as being the applicant.

Mr Jarman attended to speak in objection of application 2385 on the planning schedule, as being a neighbour.

Mrs Hichens attended to speak in objection of application 2384 on the planning schedule, as being a neighbour.

P.111 **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.112 **CORNWALL COUNCIL CONSULTATION – STREET TRADING REVIEW (PAPERS CIRCULATED AT COUNCIL MEETING ON 23 APRIL)**

Members considered the consultation document circulated prior to the meeting. Following consideration it was

RESOLVED- to write Cornwall Council with a strong objection to the consultation, this would be a step in the wrong direction, St Ives Town Council strongly support local businesses who pay full business rates. This would cause major health and safety issues in St Ives with the narrow streets there would be a pedestrian highway conflict.

P.113 CORNWALL COUNCIL CONSULTATION – SITE ALLOCATIONS (LOCAL PLAN)
(PAPERS CIRCULATED AT COUNCIL MEETING ON 23 APRIL)

Members considered the consultation document circulated prior to the meeting. Councillor Lait reported that the consultation was being discussed by the Neighbourhood Steering Group Committee on Monday, it was

RESOLVED – to reply to the consultation with recommendations from the Neighbourhood Plan Committee.

P.114 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL –
WEST SUB-AREA PLANNING COMMITTEE

None.

P.115 DECISIONS AND NOTIFICATIONS FROM CORNWALL COUNCIL

None

P.116 ITEMS FOR INFORMATION

None.

P.117 CORRESPONDENCE-

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

P.118 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 8.40pm

Chairman

St Ives Town Council

Planning Schedule for meeting date: 30 April 2015

<i>Ref. No</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
2383	PA15/03114	Mialle, Porthmeor Hill, St Ives <i>(Mr P Tanner)</i>	Demolition of existing bungalow & erection of a new dwelling	Application supported but would prefer a dark coloured roof.
2371	PA15/02691	Carbis Bay Holiday Park (Site B), Laity Lane, Carbis Bay <i>(Mr Andrew McGivern Chardstock Management Services)</i>	Outline application for 49 houses	Strongest possible objection. Wrong development in the wrong place. On appeal this was granted for holiday accommodation not open market housing. The Town Council has not been fully consulted on this plan. Would cause considerable highway danger on the narrow lanes. There is no traffic report in the plans & no assessment on the impact of junctions from Trencrom Lane & Laity Lane with A3074. Inadequate infrastructure in the surrounding area to support this development. This area should remain the rural edge to Carbis Bay. Request that this application be called to committee if the officer recommendation is for approval.
2372	PA15/02697	Carbis Bay Holiday Park (Site C), Laity Lane, Carbis Bay <i>(Mr Andrew McGivern Chardstock Management Services)</i>	Outline planning consent for 35 houses	Strongest possible objection. Wrong development in the wrong place. On appeal this was granted for holiday accommodation not open market housing. The Town Council has not been fully consulted on this plan. Would cause considerable highway danger on the narrow lanes. There is no traffic report in the plans & no assessment on the impact of junctions from Trencrom Lane & Laity Lane with A3074. Inadequate infrastructure in the surrounding area to support this development. This area should remain the rural edge to Carbis Bay. Request that this application be called to committee if the officer recommendation is for approval.

<i>Ref. No</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
2378	PA15/02980	Monowai, Headland Road, Carbis Bay <i>(Mr Eric Langhorn Langsym Development Ltd)</i>	Demolition of existing building & replacement by residential block of 6 apartments including car parking, landscaping & associated works	Strong objection, affects the residential character of the surrounding area, unneighbourly & would cause loss of light. Lack of green landscaping. Over development & contrary to policy H2 of the emerging neighbourhood plan. Request that this application be called to committee if the officer recommendation is for approval.
2385	PA15/03047	Land off Trenwith Lane & Camaret Drive, St Ives <i>(Mr Andrew Rowe)</i>	Residential development comprising of 20 affordable dwellings with associated parking & gardens on land adjacent to Trenwith Lane, and 16 Blue Cedar Homes age restricted dwellings with associated parking, landscaping & communal gardens land off Camaret Drive	Strongest possible objection, the sites should not be split there should be open market & affordable dwellings on both sites. Would set a dangerous precedent for the surrounding area. Would cause a considerable highway danger at the junction of Trenwith Lane close to two schools & a walk to school route. The traffic survey is not adequate. Not enough open space or play areas. Request that this application be called to committee if the officer recommendation is for approval.
2383	PA15/03180	Land ENE of 1 Fern Glen, Higher Stennack, St Ives <i>(Mr Simon Talbot)</i>	Erection of single storey dwelling with associated works	Objection to the rolling shutter door, out of keeping. There should be no infill of the garden, unneighbourly & over development.
2369	PA15/02627	31 Halsetown, Halsetown <i>(Mr & Mrs Hall)</i>	Change of use from garage to kitchen	No objection.
2370	PA15/02764	18 Burrow Road, St Ives <i>(Mr & Mrs Fitzpatrick)</i>	Proposed replacement dormer & proposed new dormer with removal of existing chimney. Replacement front door, new roof light & change of material to North facing boundary wall	Application supported provided the Conservation Officer approves & no removal of chimney.
2373	PA15/02831	15 St Eia Street, St Ives <i>(Mr D Jacques)</i>	Replacement windows, doors, roof finish & formation of balcony off of existing staircase	Strong objection out of keeping & character of the conservation area. Affects the integrity of the listed building. Unneighbourly.

<i>Ref. No</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
2374	PA15/02832	15 St Eia Street, St Ives (Mr D Jacques)	Listed building consent in respect of replacement windows, doors, roof finish & formation of balcony off of existing staircase	Strong objection out of keeping & character of the conservation area. Affects the integrity of the listed building. Unneighbourly.
2375	PA15/02159	Skippers Loft, 2 Norway Lane, St Ives (Mrs Lucy Johnson)	Listed building consent: General refurbishment of a dilapidated property including: Strengthening of floor in loft using 7 x 2 timbers. Refurbishing sash windows & renewing 1 sash. Installing new kitchen & bathroom. Installing new kitchen & bathroom. Installing gas central heating. Rewiring. Redecorating throughout. Fixing stairs to loft. Installing sprinkler system for fire protection. Replacing defective & dangerous exterior slate hanging	Application supported provided the building regulations officer & the conservation officer approves.
2376	PA15/02766	Land Adj to Airvanlea, Carninney Lane, Carbis Bay (Mr B Van-Der-Plank)	Proposed 2 new sustainable dwellings with new access off Carninney Lane & Count House Lane	Objection the access route needs to be made up & be an adopted highway. Would impact on the footpath. Out of keeping to much glazing & decking. Would cause an adverse affect on the surrounding area. Request that this application be called to committee if the officer recommendation is for approval.
2377	PA15/02921	Mole End, Brewery Hill, Lelant (Mrs N Elkin)	Dormer extension to provide rooms in roof with the inclusion of a Juliette balcony on the South East elevation	Application supported provided the tree officer approves & not unneighbourly.
2379	PA15/03025	Japonica Cottage, Tyingham Road, Lelant (Mr John Beale)	Coppice trees 739, 740, & 741 Maintain majority of trees by reducing back to just above previous pruning points to restrict the canopy height to an appropriate	Application supported provided the tree officer approves.

<i>Ref. No</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
			scale in order to maintain structural stability. Ongoing tree maintenance in line with the recommendations for tree management as per the Tree Protection Plan dated 15 th August 2013	
2380	PA15/02923	6 Toms Yard, Higher Stennack, St Ives <i>(Mr Nigel Green)</i>	Works to Sycamore	Withdrawn
2381	PA15/03018	Flat B 1 Tregenna Hil, St Ives <i>(Mr Gary Orr)</i>	Alterations to windows. Sliding doors & Juliet balcony to front elevation	Application supported provided not unneighbourly.
2382	PA15/03064	Land Adjacent to the Caravan, Cragnor Cottage, Wheal Speed Road, Carbis Bay <i>(Mr & Mrs Corin)</i>	Construction of 4 new garages with turning areas on site adjacent to Cragnor Cottage	Objection should revert back to being a garden.
2384	PA15/03427	1 Godrevy Gardens, St Ives <i>(Mr & Mrs Thornhill)</i>	Proposed works to & use of a rear flat roof as a terrace	Strong objection unneighbourly & out of keeping.
2386	PA15/03130	The Elms, Bedford Road, St Ives <i>(Mr D Smithies Abbeyman Estates Ltd)</i>	Internal & external alterations & refurbishment	Strong objection to the portholes in the gables, ruins the character of the building, should be no loss of garden or the granite wall.
2387	PA15/03311	Beaten Green, St Andrews Street, St Ives <i>(Mr James Watson The Hidden Kitchen & Dining)</i>	Listed building consent , replace existing business signage like for like including 1 wooden sign above right hand window, 1 wooden hanging sign to the right corner of the building & 1 glass panel with vinyl stencil lettering above the front door	No objection.
2388	PA15/02443	Penhalwyn Trekking Centre, Halsetown <i>(Mr Richard Vaughan Bennett)</i>	Location of mobile home to provide accommodation on site for manager/nightwatchman	No objection provided the County Land Agent approves.
2389	PA15/03355	Chy An Albany Hotel, Albany Terrace, St Ives	Redevelopment of the existing site, Demolition of modern extensions to the	Application supported provided there is proof the hotel is no longer viable as a going concern & has been

<i>Ref. No</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
		<i>(Mr R Holgate Chy An Albany Hotel)</i>	existing hotel building to reinstate appearance of 3 townhouses (creating 6 maisonettes). Construction of 3 new townhouses to Belyars Lane & a garden houses within the grounds	marketed accordingly. Also provided not unneighbourly & adheres to policy H2 of the Emerging neighbourhood Plan.
2390	PA15/03587	Pedn Olva Hotel, Porthmister Beach, St Ives <i>(St Austell Brewery Co Ltd)</i>	Replacement of existing external lights with new & additional LED light fittings to railings	Objection excessive lighting would cause light pollution in a very sensitive area.
2391	PA15/03717	Tibbles Cottage, 8 Court Cocking, St Ives <i>(Mr & Mrs Haddock)</i>	Proposed front dormer, creation of Juliet balcony using existing rear dormer & internal alterations	Strong objection Juliet balcony out of keeping & character with the Conservation area & surrounding the area.

Plans expected but not arrived:

CC Ref.	<i>Site (Applicant)</i>	Proposal