

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 3rd March 2016 at 7pm.

PRESENT

Chairman – Councillor J Symons
Vice Chairman- Councillor S Tanner

COUNCILLORS

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

OFFICERS

Support Services Manager

APOLOGIES FOR ABSENCE – were received from Armstrong M,

P.223 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 4 February 2016.

P.224 DECLARATIONS OF PERSONAL AND PREJUDICIAL 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 S Tanner declared a non-registerable interest in item 2561 on the schedule as having a friend that works at the nursery, and withdrew from the meeting during consideration of this item.

Councillor Nicholls declared a registered interest in item 2551 on the schedule as being a Trustee of Cornwall Care and withdrew from the meeting during consideration of this item.

P.225 PUBLIC SPEAKING

Rachel Gaunt attended to speak in support of application 2547 on the planning schedule, as being the architect.

Catherine Hopkinson attended to speak in objection of application 2547 on the planning schedule, as being a concerned local resident.

Rachel Gaunt attended to speak in support of application 2548 on the planning schedule, as being the architect.

Catherine Hopkinson attended to speak in objection of application 2548 on the planning schedule, as being a concerned local resident.

Rachel Gaunt attended to speak in support of application 2549 on the planning schedule, as being the architect.

Aimee Hopkinson attended to speak in objection of application 2549 on the planning schedule, as being a concerned local resident.

Aimee Hopkinson attended to speak in objection of application 2576 on the planning schedule, as being a concerned local resident.

Helen Brookes attended to speak in support of application 2550 on the planning schedule, as being the architect.

Helen Brookes attended to speak in support of application 2551 on the planning schedule, as being the architect.

P.226 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.227 ITEMS FOR DECISION

None.

P.228 ST IVES PLANNING APPLICATIONS TO BE DETERMIND BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.229 DECISIONS AND NOTIFICATIONS FROM CORNWALL COUNCIL

None.

P.230 ITEMS FOR INFORMATION

None.

P.231 CORRESPONDENCE

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

P.232 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 8.55p.m.

Chairman

St Ives Town Council
 Planning Schedule for meeting date: 3 March 2016

<i>Ref. No</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
2547	PA15/11390	North Barns, Carninney, Carbis Bay (Commprop Ltd)	Conversion of, & extension to, former agricultural barn	Strong objection, no ecology study with reference to bats or dormice. Narrow access would cause issues for emergency vehicles. Over development, unsuitable application. Would lose the character of the existing barn. In an area of great landscape value. Request that this application be called to committee if the officer recommendation is for approval.
2548	PA15/11391	Carninney Farmhouse, Carninney, Carbis Bay (Commprop Ltd)	Complete demolition of existing farmhouse & erection of new dwelling	Strong objection, the farmhouse should be redeveloped not demolished. No ecology study with reference to bats or dormice. Narrow access would cause issues for emergency vehicles. Over development. Would cause loss of character & should be retained to keep the essence of the area. In an area of great landscape value. Request that this application be called to committee if the officer recommendation is for approval.
2549	PA15/11392	West Barns, Carninney Farm Carninney Carbis Bay (Commprop Ltd)	Conversion of three barns to form a single dwelling & ancillary garage	Strong objection, no ecology study with reference to bats or dormice. Out of keeping with existing area. Narrow access would cause issues for emergency vehicles. In an area of great landscape value. Would cause loss of character. Request that this application be called to committee if the officer recommendation is for approval.
2576	PA16/01457	Carninney Lane, Carbis Bay (Commprop Ltd)	Hedgerow removal notice for removal of 10m of hedgerow to create a new entrance to two fields that have only very limited narrow gates in inaccessible positions (this is to allow use of modern agricultural vehicles & equipment)	Strongest objection, no need to remove the hedge totally unnecessary. This is an ancient hedge & must be protected. Adverse effect on the character of the area. If the hedge is to be removed it should not be carried out during the nesting season. Request that this application be called to committee if the officer recommendation is for approval.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2557	PA16/00999	Monowai Hotel, Headland Road, Carbis Bay (Mr Eric Langhorn Langsym Development Ltd)	Variation of conditions 2, 4 & 9 in relation to decision PA15/02980-amended plans	Withdrawn
2550	PA15/11614	Cornwallis Nursing Home, Trewidden Road, St Ives (Mr David Ellsmore Cornwallis Care Services Ltd)	Demolition & redevelopment of a new Apart Hotel with 39 units with landscape design & associated car parking	Strongest possible objection. Over development. Design out of keeping & character with the surrounding area. Would be highly visible. Would cause overlooking of neighbours. Unsuitable landscaping. Unsuitable accommodation not an appropriate use of the site. Request that this application be called to committee if the officer recommendation is for approval.
2551	PA15/11622	Land Adjacent to Spernen Close, Carbis Bay (Mr David Ellsmore Cornwallis Care Ltd)	Outline application with some matters reserved (access & scale to be decided) for proposed senior care facility of up to 45 rooms & up to 6 independent living apartments	Application supported.
2552	PA16/00094	Carbis Bay Hotel, Beach Road, Carbis Bay (Mr Stephen Baker)	Non-material amendment for minor adjustments to height & building footprint to (PA14/00111) demolition of existing beach huts for holiday occupancy & associated works	Determined.
2553	PA16/00779	Cordyline Croft, Higher Trewidden Road, St Ives (Magnet Employ Ltd)	Non Material amendment to planning application no PA14/08345 dated 20 th November 2014 for variation of condition 10 attached to planning permission W1/09-0922 for the construction of 2 apartment blocks to house 12 apartments & associated works	Determined.
2554	PA16/00841	Sycamore Cottage, Hellesvean, St Ives (Mr P Havranek)	Refurbishment of existing garage structure	Application supported provided Conservation Officer approves.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2555	PA16/00842	Sycamore Cottage, Hellesvean, St Ives (Mr P Havranek)	Listed building consent for the refurbishment of existing garage structure	Application supported provided Conservation Officer approves.
2556	PA16/00890	Whitewebs, Tyringham Road, Lelant (Mr T Jeffreys)	Felling of an apple tree & conifer	Objection, the apple tree should be retained.
2558	PA16/01011	1 Kenwyn Place, Windsor Hill, St Ives (Mr S Smith)	Formation of off road parking with vehicular access to the front of driveway	Strongest possible objection. Historic wall should be retained. Loss of garden would effect the character of the terrace. Highway danger & would set a dangerous precedent. Contrary to policy BE5 of the emerging neighbourhood plan.
2559	PA15/09573	Landrevy, Manor Drive, St Ives (Mr M Telning)	Proposed side extension & internal alterations	Adhere to previous strong objection, gross overdevelopment, unneighbourly & overlooking. There has already been adequate development of the plot. Request that this application be called to committee if the officer recommendation is for approval.
2560	PA15/12080	The Cottage, St Ives Road, Carbis Bay (Mrs N Barlow)	Construction of loft conversion with a Juliet balcony to the North East elevation, removal of chimney breast & associated works	Application supported provided not unneighbourly.
2561	PA16/00648	The Barn Nursery, Higher Tregenna Farm, Higher Tregenna Road, St Ives (Susan Davies The Barn Day Nursery)	To add a conservatory to the back of the nursery to provide a staff room/rest room for the children	No objection.
2562	PA16/01238	Chiverton Lodge, The Saltings, Lelant (Mr & Mrs K Judkins)	Rear extension to dwelling	No objection
2563	PA15/11550	Land Adj, Sycamore Cottage, Carbis Valley, Carbis Bay (Mr S Baker)	Construction of two dwellings, utilising existing access & associated works to include provision of 2 car parking spaces	Strong objection, gross over development of the valley. Narrow dangerous access. Contrary to the Penwith Local Plan & the emerging Neighbourhood Plan. Real concern at the impact on the trees. Request that this application be called to committee if the officer recommendation is for approval.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2564	PA16/01054	Hellesveor Farm, Helleveor, St Ives (Mr & Mrs Rogers)	Conversion & re-use of agricultural barn as residential dwelling	Application supported.
2565	PA16/01304	Alexandra Row, Alexandra Road, St Ives (Miss Eden Harrison)	Proposed ground floor bedroom & shower room extension for disabled person	No objection.
2566	PA16/00821	Cubit Plantation, Trevethoe, Lelant (Ms Jane Rowse)	Crown reduction of Beech tree & dismantling of Sweet Chestnut Tree	Application supported
2567	PA16/01276	1 Atlantic Watch, Porthrepta Road, Carbis Bay (Miss K Race)	Non-material amendment following a grant of planning permission PA14/03482 dated 30.05.2014 to allow for changes to fenestration & addition of a side balcony	Objection should be a Juliet balcony not a full balcony. This should be a new application completely different to what was originally proposed.
2568	PA16/01454	Carrie, Boskerris Road, Carbis Bay (Mrs Michelle Hobson)	Felling of two Monterey Cypress trees	Application supported provided the Tree Officer approves.
2569	PA16/01547	Merryn Rock, 26 The Terrace, St Ives (Mrs A Birrell)	Re-furbishment & redecoration of exterior. Replacement of rear UPVC windows with traditional timber windows. Minor internal alterations. Partial demolition & reconstruction of separate garage	Application supported.
2569	PA16/01547	Merryn Rock, 26 The Terrace, St Ives (Mrs A Birrell)	Re-furbishment & redecoration of exterior. Replacement of rear UPVC windows with traditional timber windows. Minor internal alterations. Partial demolition & reconstruction of separate garage	Application supported.
2570	PA16/00636	4 Wharf Road, St Ives (Mr Richard Boon)	1 st Floor rear bridge extension suspended between the rear of Hub & Natural Balance Surf Shop at 1 st floor level	Application supported.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2571	PA16/01280	Sea Spray, Beach Road, St Ives (Mr Andrew Stevens)	Extension of existing dropped kerb to parking area	Objection, highly visible next to an AONB & SSSI.
2572	PA16/01637	Mole End, Brewery Hill, Lelant (Mrs N Elkin)	Ground floor living room extension (re-submission of PA15/02921)	Adhere to previous, application supported provided the tree officer approves and not unneighbourly.
2573	PA16/00359	Knill House, 50 Fore Street, St Ives (Mr Roger Clough)	Listed building consent for the retention of alterations to shoo frontage including new signage	No objection provided Conservation Officer approves.
2574	PA16/01375	8A St Peters Street, St Ives (Mr Alan Ellsmore)	Certificate of lawfulness existing use: Use of the whole of 8A St Peters (including ground floor) as a single dwelling	No objection provided any retrospective taxes are paid.
2575	PA16/01449	Corva Cottage, Access track to Corva Farm, St Ives (Mr Roger Wearne)	Demolition of hay store & conversion of stables into two dwellings (revised designs)	Adhere to previous, application supported provided it fits the barn conversion policy & sensitive landscaping.
2577	PA16/01661	4 Carrack Dhu Estate, St Ives (Mrs Yvette Rowe)	Loft conversion with new front facing dormer & balcony, Juliet balcony, garage conversion & replacement windows	Strongest possible objection, would alter the character of the terrace, would set a dangerous precedent & unneighbourly.
2578	PA16/01765	Nampara, Carthew Way, St Ives (Ms Liz Kessler)	New roof terrace on existing flat roof at rear with wider, Side-facing picture window	Application supported provided not unneighbourly.