

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The G
Ives on Thursday 4 February 2016 at 7pm.

PRESENT

Chairman- Councillor J Symons

COUNCILLORS

Andrewes T
Armstrong M
Chard C
Garrod HF
Glanville R
Mitchell A P

Nicholls C
Prior P
Symons JH
Tanner J
Williams T

OFFICERS

Assistant Town Clerk

APOLOGIES FOR ABSENCE – were received Lait R E, Taylor L

P.211 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee
7 January 2016.

P.212 DECLARATIONS OF PERSONAL AND PREJUDICIAL INTERESTS (INCLUDING REASONS THEREOF)

Councillor Andrewes made the following declaration (as a member of Cornwall Council's West Sub Area
Committee): "In commenting on these applications I should make it clear that my comments are based on
information currently available and do not commit me to taking the same position when the applications are 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
Committee): "In commenting on these applications I should make it clear that my comments are based on
information currently available and do not commit me to taking the same position when the applications are at
Cornwall Council committee stage and full information is available.

Councillor Armstrong declared registered interests in items 2517 and 2518 on the schedule as living on
application sites and withdrew from the meeting during consideration of this item.

P.213 PUBLIC SPEAKING

Hanne Puttonen attended to speak in support of application 2517 on the planning schedule, as being the applicant.

Mr Christophers attended to speak in objection of application 2517 on the planning schedule, as being a concerned
resident.

Mr Fairfield attended to speak in support of application 2537 on the planning schedule, as being the applicant.

Mr Owen attended to speak in objection of application 2530 on the planning schedule, as being a neighbour.

Aimee Hopkinson attended to speak in objection of application 2525 on the planning schedule, as being a local resident.

Mr Christophers attended to speak in objection of application 2518 on the planning schedule, as being a local resident.

Toni Carver attended to speak in objection of application 2531 on the planning schedule, as being owning a property in that location.

Helen Brooks attended to speak in support of application 2542 on the planning schedule, as being the agent.

Lee Gething attended to speak in support of application 2521 on the planning schedule, as being the agent.

P.214 PLANNING APPLICATIONS

RESOLVED- that the Head of Development Management (Cornwall Council) be informed of the Council's opinion on the planning applications set out in Annex 1 to these minutes.

P.215 CORNWALL COUNCIL CONSULTATION – HIGHWAYS ACT 1980, SECTION 116 – STOPPING UP HIGHWAY VERGE AT LAND AT TOWEDNACK ROAD, ST IVES

A consultation had been received from Cornwall Council to stop up of highway verge land at Towednack Road, St Ives following a discussion it was:-

RESOLVED that the ward Member Councillor Mitchell investigate this matter and to send his recommendations to Cornwall Council.

P.216 DCLG CONSULTATION:CONSULTATION ON PROPOSED CHANGES TO NATIONAL PLANNING POLICY

A consultation had been received from the Department for Communities and Local Government regarding the National Planning Policy, following a discussion it was:-

RESOLVED to support and fully endorse the reply by the Cornwall Association of Local Councils to the Department for Communities and Local Government and to forward the CALC reply to the Department for Communities and Local Government.

P.217 LICENSING APPLICATION – 18A FORE STREET, ST IVES

A Licence application has been received for a 3.00a.m. bar at 18A Fore Street, St Ives, following a discussion.

RESOLVED – to lodge the strongest possible objection to this application. Concerned at the impact this would have on neighbours in a residential area. This is the wrong location for a late licence and the premises are unsuitable.

P.218 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL-WEST ST Ives Planning Committee

None.

P.219 DECISIONS AND NOTIFICATIONS FROM CORNWALL COUNCIL

None.

P.220 ITEMS FOR INFORMATION

None.

P.221 CORRESPONDENCE-

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

P.221 EXCLUSION OF PRESS AND PUBLIC

RESOLVED – “that in accordance with the Public Bodies (Admissions to Meeting) Act 1960 (as extended by 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 Schedule 12A of the Local Government Act 1972 by virtue of the paragraph specified against the item.”

Meeting closed at 9.15p.m.

St Ives Town Council

Planning Schedule for meeting date: 4 February 2016

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2517	PA15/ 11867	Little Trevarrack Holiday Park, Laity Lane, Carbis Bay	Removal of condition 5 on decision notice PA15/01877 to allow permanent	Strongest possible objection to the removal of condition 5.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
		<i>(Frep 2 (Carbis Bay Ltd)</i>	residential occupation of the 123 holiday units	Request that this application be called to committee if the officer recommendation is for approval.
2537	PA16/00534	The Tide House, Skidden Hill, St Ives <i>(Mr & Mrs Fairfield)</i>	Application for change of use from class C1 to Class C3	Application supported.
2530	PA15/11755	Sequoia, Boskerris Road, Carbis Bay <i>(Mr Stephen Baker)</i>	Demolition of existing dwelling & construction of 5 residential units & associated works	Adhere to previous strongest possible objection. Potential overlooking, gross over development, overbearing and unneighbourly. Detrimental impact on the surrounding area. Poor design. Lack of green space. Request that this application be called to committee if the officer recommendation is for approval.
2525	PA15/12102	Land Adj to Airvanlea, Carninney Lane <i>(Mr D Jacques)</i>	Proposed new modern sustainable dwelling	Objection, real concern at the mine shafts & mine works in the area, danger to public safety. Should be no access over a public right of way. The development would encroach on the countryside, outside the development curtilage.
2518	PA15/10302	Carbis Bay Holiday Park, 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

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
				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.
2531	PA15/11907	Unit 5 Penbeagle Industrial Estate, St Ives (Mr R Platt)	Erection of a commercial building comprising 4 units	Application supported provided adequate access & parking especially for large delivery vehicles.
2542	PA15/11887	Penolva, Headland Road, Carbis Bay (Ms Sam Allen)	Replacement dwelling with associated terracing, garden & parking	Objection over development of the plot. Too much glass & glazing, Unneighbourly & overlooking, would impact on the skyline.
2521	PA15/12088	1 Love Lane, St Ives (Mr & Mrs Tempest)	Alterations to cottage to improve safety, layout & daylight	Application supported provided Conservation Officer approves.
2519	PA15/11905	1 Beach Road, St Ives (Mr P Batchelor, Bigglesworth Investments Ltd)	Erection of an extension & various external alterations	Already granted conditional approval.
2520	PA15/11952	Land SW of Chymanter, Halsetown (Mr Jack Mainger)	Construction of three new dwellings, two of which will be affordable, with associated works	Application supported provided Conservation Officer approves.
2522	PA15/12091	7 Fish Street, St Ives (Mrs Sally Mears)	Extended sitting area in roofspace, including front & rear dormers	Objection should be wood windows, doors & cladding in the conservation area. Balcony unneighbourly & out of keeping.
2523	PA15/10220	Windsor Court, 7 Carrack Dhu, St Ives (Mr Charles Field)	Creating a gate to a private courtyard. This will be done by removing part of an existing wall to create the gateway	Application supported.
2524	PA15/12078	White House, Towednack Road, St Ives	Construction of detached dwelling	No objection.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
		(Mr G Bamford)		
2526	PA15/12103	Hobblers House, Wharf Road, St Ives (Paul Folkes & Helen Collins)	Variation of condition 2 in relation to application reference number PA15/06346 dated 17/08/2015. Change the material of the new Juliet balcony doors & windows on the North & South side elevations to upvc, for ease of maintenance.	No comment.
2527	PA16/00095	Monowai Hotel, Headland Road, Carbis Bay (Mr Eric Langhorn, Langsym Development Ltd)	Non Material amendment for 1) Relocation of building 150mm west of approved location. 2) Design of single storey entrance projection amended. 3) Floor to ceiling heights of 2 nd & 3 rd amended but overall height of block remains as approved. 4) Relocation of entrance to apartment 5) Window on west elevation enlarged (but remain obscured glazed & fixed) 6) Boundary wall to street redesigned to demolition of existing building & replacement by residential block of 6 apartments including car parking, landscaping & associated works (PA1502980)	Withdrawn.
2528	PA16/00151	Land to the West of High Tide, Fuggoe Croft, Carbis Bay (Mr Douglas Vallender)	Works to fell 3 x Macrocarpa trees to ground level	Strong objection no valid reason to fell the trees.
2529	PA15/10546	Remera, Trelyon Avenue, St Ives (Mr Anthony Curtis)	Two, three storey semi-detached dwellings	Strong objection, loss of public view & gross over development.
2532	PA15/12073	Land Adj to Airvanlea, Carninney Lane, Carbis Bay (Mr I Johnson)	Retention & completion of landscaping works	Application supported provided West Cornwall hedges.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2533	PA16/00358	21 The Terrace, St Ives (Mr Chris Jopson)	Listed building consent for repairs & renovations, including the insertion of traditional style doors & windows in existing openings & minimal internal interventions	Application supported provided the Historic Environment Service approves.
2534	PA16/00446	21 The Terrace, St Ives (Mr Chris Jopson)	The insertion of traditional style doors & windows in existing openings, a conservation roof light, an enhanced front door opening & a timber screen wall with trailing planting	Application supported provided the Historic Environment Service approves.
2535	PA16/00392	2 Priors Close, Penbeagle Lane, St Ives (Ms Linda Hocking)	Proposed bedroom extension for a disabled person	Application supported.
2536	PA16/00525	Scots Graig, Treylon Avenue, St Ives (Mr D Jacques)	Replacement rear extension, removal of existing dormers & creation of flat roof dormer to the rear & internal alterations. Amended scheme from previous submission PA15/09627	No objection.
2538	PA16/00036	Land at East Virgin Row, Consols, St Ives (Mr & Mrs Andrews)	Erection of three dwellings, parking & associated works	Application supported.
2539	PA15/11355	St Ives Society of Artists, Mariners Gallery, Norway Square, St Ives (Miss April Brooks, St Ives Society of Artists)	Listed building consent to replace existing roof, guttering & downpipes. Roof tiles only are to be replaced	No objection.
2540	PA16/00427	Talland House, Albert Road, St Ives (BRCP Ltd)	Replacement windows-doors	Application supported.
2541	PA16/00778	Fernhill House, St Ives Road, Carbis Bay, (Mr Patrick Dormeuil)	Works to tree subject to a tree preservation order. Reduce most protruding canop of Ilex Oak by 1.5 metres, less protruding	Application supported provided Tree Officer approves.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
			canopy by 0.5 metres, reduce height by 1.5 metres & riase canopy by 4 metres above ground level	
2543	PA15/ 11977	5 Church Place, St Ives (<i>Mr Paul Lauder</i>)	Replace existing flat roofed dormer with a balcony	Strongest possible objection, over development, out of keeping, would set a dangerous precedent.
2544	PA16/ 00582	Barbara Hepworth Museum, Barnoon Hill, St Ives (<i>Barbara Hepworth Museum</i>)	Re-roofing of premises with wet laid natural slates as existing	Application supported.
2545	PA16/ 00692	Beach Road, 6 Beach Road, St Ives (<i>Ms E Davies</i>)	Proposed internal alterations & extension including a terraced area	Application supported provided not unneighbourly.
2546	PA16/ 00765	19-21 Fore Street, St Ives (<i>Mr & Mrs D White</i>)	Alteration to roof to form terrace	Objection, out of keeping & character with Conservation Area. Over development, unneighbourly, would cause noise pollution.