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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 7 January 2016 at 7pm.

## PRESENT

Vice Chairman- Councillor S Tanner

## COUNCILLORS

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

## OFFICERS

Assistant Town Clerk

APOLOGIES FOR ABSENCE – were received from Symons JH, Taylor L

## P.200 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 10 December 2015.

## P.201 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 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 item 2496 on the schedule as being a friend of the applicant, and withdrew from the meeting during consideration of this item.

Councillor Armstrong declared a non-registerable interest in item 2504 on the schedule as being a friend of the applicant, and withdrew from the meeting during consideration of this item.

Councillor Glanville declared a non-registerable interest in item 2492 on the schedule as frequenting the premises, and withdrew from the meeting during consideration of this item.  
Councillor Glanville declared a non-registerable interest in item 2495 on the schedule as being a friend of the applicant, and withdrew from the meeting during consideration of this item.

Councillor Mitchell declared a registered interest in item 2513 on the schedule as being a member of Cornwall Council, and did not take part in the discussion or vote.

Councillor Andrewes declared a registered interest in item 2513 on the schedule as being a member of Cornwall Council, and did not take part in the discussion or vote.

P.202 PUBLIC SPEAKING

Mandy Stewart attended to speak in objection of application 2496 on the planning schedule, as being a neighbour.

Glenn Elderidge attended to speak in support of application 2514 on the planning schedule, as being the applicant.

Ben Bosworth attended to speak in support of application 2515 on the planning schedule, as being the agent.

Cian Spoward attended to speak in support of application 2500 on the planning schedule, as being the agent.

P.203 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.204 STREET TRADING APPLICATION-JOSEPH NICHOLAS TRADING AS MOJO CAFE

A Street Trading Application has been made by Joseph Nicholas to sell drinks & snacks at the Wharf, St Ives, following a discussion it was:-

RESOLVED – to object strongly to the application on the grounds that there should be no street trading in this area. It would cause a highway obstruction. Other businesses sell drinks & snacks in that area who pay business rates and the BID levy.

P.205 CORNWALL COUNCIL CONSULTATION-KERB REALIGNMENT AT ROYAL SQUARE

A consultation had been received from Cornwall Council to realign the kerb in Royal Square, following a discussion it was:-

RESOLVED – to support the project.

P.206 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL-WEST SUB AREA PLANNING COMMITTEE

None.

P.207 DECISIONS AND NOTIFICATIONS FROM CORNWALL COUNCIL

None.

P.208 ITEMS FOR INFORMATION

None.

P.209 CORRESPONDENCE-

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

P.210 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 8.45p.m.

Chairman

St Ives Town Council

Planning Schedule for meeting date: 7 January 2016

<i>Ref. No</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
2501	PA15/11390	North Barns, Carninney, Carbis Bay <i>(Commprop Ltd)</i>	Conversion of, & extension to, former agricultural barn to create new 3 bedroom residential property	Withdrawn
2506	PA15/11391	Carninney Farm, Carninney, Carbis Bay <i>(Commprop Ltd)</i>	Complete demolition of existing farmhouse & erection of new dwelling	Withdrawn
2507	PA15/11392	Carninney Farm, Carninney, Carbis Bay <i>(Mrs Rachael Gaunt)</i>	Conversion of three barns to form a single dwelling & ancillary garage	Withdrawn
2496	PA15/10977	Chy An Morva, Beach Road, St Ives <i>(Mr N Bentley)</i>	Modification of existing loft conversion, external insulation & general remodelling to house inc replacement windows & doors. Replacement of various garden buildings	Objection, unneighbourly, would cause over looking. Overbearing & over development to the rear of the property. Contrary to policy BE9 emerging Neighbourhood Plan.
2514	PA15/11400	Former Beach Huts on Carbis Bay Beach, Beach Road, Carbis Bay <i>(Mr Glenn Elderidge)</i>	Replacement of derelict chalets with timber framed building for the storage of water sports equipment, club room & RNLI watch tower	Application supported.

<i>Ref. No</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
2515	PA15/11893	Land West of Menhyr Drive, Menhyr Drive, Carbis Bay ( <i>Westcountry Developments Ltd</i> )	Residential development of 14 affordable homes & 20 open market homes, including access road & open space provision	Strong objection. Concern surface water runoff & drainage would cause potential flood risk. Should be no disturbance of the active badger sett. Whole area of the dense scrub area should be retained in line with ecology report. Not a sufficient affordable housing element. Contrary to the National Policy Planning Framework, housing should be made available & affordable for the whole community. Inadequate sewage system to cope with this development. Potential highway danger at the junctions of Counthouse Lane, Wheel Speed Road & St Ives Road. If the Planning Officer is minded to approve should be conditioned with Policies H2 & B12 of the emerging Neighbourhood Plan. <b>Request that this application be called to committee if the officer recommendation is for approval.</b>
2500	PA15/11325	Woodside, The Saltings, Lelant ( <i>Mr James McBlane</i> )	Creation of 3 new five bedroom dwellings (one replacement) on the site of previously demolished dwelling	No objection provided there is an affordable housing contribution.
2492	PA15/09058	Howards Hotel, St Ives Road, Carbis Bay ( <i>Mrs T Jeavons</i> )	Variation/removal of condition 3 (holiday occupancy restriction) in respect of decision notice PA/00476 dated 30.03.2011 to allow use as residential dwellings	Objection there should be a contribution towards affordable housing, open space & education.
2493	PA15/10242	Western Hotel, Royal Square, St Ives ( <i>St Austell Brewery</i> )	Listed building consent for the renewal of three roofs to the western grill wing adjoining right hand of property	Application supported provided Conservation Officer approves.

<b>Ref. No</b>	<b>CC Ref.</b>	<b>Site (Applicant)</b>	<b>Proposal</b>	<b>Observations</b>
2494	PA15/10556	39 Fore Street, St Ives (Mrs A Hunt)	Proposed conversion of bed sits into 2 dwellings	Application supported provided Conservation Officer approves.
2495	PA15/10650	Mincarlo, Carninney Lane, Carbis Bay (Mr & Mrs Emery)	Replacement dwelling	Application supported.
2497	PA15/11292	Chy-Bre, 2 Trendreath Close, Lelant (Mr Clifton Walker)	Removal of one branch on Elm tree & 10% crowning	Application supported.
2498	PA15/11424	Green Apple, St Ives Road, Carbis Bay (Mr A Rashleigh)	Proposed single storey side extension to form utility	Application supported.
2499	PA15/10722	Monterey, Park An Gonwyn, Carbis Bay (Mr David Smith)	Works to trees subject to a tree preservation order. Monterey Pine (T3944) fell. Tree is dying. Replant with Monterey Pine. Monterey Pine (T394) remove dead & dying branches. Monterey Pine (T780) fell. Tree is diseased. Replant with Monterey Pine.	Application supported in line with the Tree Officer recommendations.
2502	PA15/11596	10 Polmennor Drive, Carbis Bay (Mr P Olney)	New dormer window & external insulation	Application supported.
2503	PA15/11564	Wheal Ayr Cottage, Wheal Ayr Court, St Ives (Mrs M Veal)	Front & side ground floor extension	Application supported.
2504	PA15/11577	1 Ivy Mount, Fore Street, Lelant (Mr Sean Mackintosh)	Replacement sash upvc windows	No comment.
2505	PA15/11638	4 Nanjivey Place, St Ives (Mr & Mrs Burdett)	Two-storey rear extension & internal alterations	No objection provided not unneighbourly.
2508	PA15/11419	19 Menhyr Drive, Carbis Bay (Mrs Vicky Bark)	Proposed new dwelling in garden	Objection over development of the plot & insufficient parking.

<i>Ref. No</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
2509	PA15/11814	An Porth, Higher Stennack, St Ives (Mr T Bromley)	Proposed replacement windows, first floor extensions to the rear and side with balconies. Extension to existing sun room in the rear amenity space	No objection provided balcony not unneighbourly.
2510	PA15/10942	Chy-An-Garth, Wheal Venture Road, St Ives (Mr R Timms)	Conversion of adjoined garage & first floor flat to create a new semi detached dwelling & construction of new double garage with home office over-renewal of PA12/10131	No objection.
2511	PA15/11658	Moor Cottage, Carninney Lane, Carbis Bay (Mr R Williams)	Erection of a timber lodge for short-term holiday use	Objection-over development.
2512	PA15/11852	Trezion, Salubrious Place, St Ives (Mr & Mrs Keating)	Alterations to main house & studio including Juliet balcony, rear extension & raised roof to main house (resubmission of PA15/06381)	Adhere to previous strongest possible objection. Out of keeping & character with the Conservation Area, unneighbourly, detrimental to the surrounding area. Harmful to the setting of the adjacent Grade 11 listed Chapel. Materials out of keeping excessive use of glass, Removal of the chimney will alter the skyline. Will affect the view & an unnecessary change to a iconic building. <b>Request that this application be called to committee if the officer recommendation is for approval.</b>
2513	PA15/11273	St Uny Church of England School, Polmennor Drive, Carbis Bay (Mr Paul Solway Cornwall Council)	New teaching block & extension to hall	Application supported.
2516	PA15/11973	Talland House, Albert Road, St Ives (BRCP Ltd)	Listed building consent for replacement windows & doors	Application supported.