

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 8 December 2016 at 7pm.

PRESENT

Chairman – Councillor S Tanner

COUNCILLORS

Andrewes T
Garrod H F
Glanville R
Lait R E
Mitchell A P

Nicholls C
Prior P
Tanner J
Williams T

OFFICERS

Support Services Manager
Clerical Assistant

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

P.63 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 11 November 2016.

P.64 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 Garrod declared a non-registerable interest in item 2780 on the schedule as his son is a friend of the applicant, and withdrew from the meeting during consideration of this item.

Councillor Williams declared a non-registerable interest in item 2787 on the schedule as being a friend with the architect, and withdrew from the meeting during consideration of this item.

P.65 PUBLIC SPEAKING

Marco Amura attended to speak in support of application 2780 on the planning schedule, as being the applicant.

Leigh Gething attended to speak in objection of application 2780 on the planning schedule, as being the agent of the owner of a neighbouring property.

Andrew Stevens attended to speak in support of application 2781 on the planning schedule, as being the applicant.

P.66 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.67 ITEMS FOR INFORMATION

None.

P.68 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.69 STREET TRADING APPLICATION – MR BARRY JOHN STEWARD – ICE CREAM PEDALER– LI16 005033

A Street Trading Application from Barry John Steward was circulated prior to the meeting, after a discussion it was: -

RESSOLVED to object to the application but agree to disagree with Cornwall Council.

P.69 CORRESPONDENCE

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

EXCLUSION OF THE PRESS AND PUBLIC

P.70 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.

St Ives Town Council

Planning Schedule for meeting date 8 December 2016

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2780	PA16/10603	St Ives Brewery, Trewidden Road, St Ives (<i>Mr Amura St Ives Brewery</i>)	Extend Northern roof terrace to the East, construct new external terrace at Eastern end & new canopy over Western end of existing roof terrace (Revised design to previously withdrawn PA16/07800)	Objection, unneighbourly would cause overlooking. Request that this application be called to committee if the officer recommendation is for approval.
2781	PA16/10390	Sea Spray, Beach Road, St Ives (<i>Mr Andrew Stevens</i>)	Certificate of lawfulness existing use: Extension of existing dropped kerb to parking area	No objection.
2782	PA16/08687	The Rockpool, 4 Skidden Gardens, Skidden Hill, St Ives (<i>Mrs Clare Vitale</i>)	Dry slate cladding to side granite wall & repairs to the chimney	Application supported provided Conservation Officer approves.
2783	PA16/09766	Former Tremedda, Wheal Venture Road, St Ives (<i>Mr D Vallender</i>)	Lifting of condition 2 in respect of decision notice PA16/04923 dated 21.07.16 (demolition of existing house & replacement with two houses) in order to remove the occupancy restriction	Strongest possible objection, condition 2 should not be removed and should be conditioned with H2 of the Neighbourhood Plan. Request that this application be called to committee if the officer recommendation is for approval.
2784	PA16/10240	Lally Do, Wheal Margery, Carbis Bay (<i>Mr R Livesey</i>)	Works to 2 Sycamores	Support the Tree Officer comments. In future could the trees be marked on the location map.
2785	PA16/10247	Lanteglos, Manor Drive, St Ives (<i>Mr John Thom</i>)	Felling of a Sycamore	Support the Tree Officer comments. In future, could the trees be marked on the location map.
2786	PA16/10277	Cubit Lodge, Trevethoe, Lelant (<i>Mr & Mrs Dean</i>)	Listed building consent to change the external window & door finish from existing stained timber to painted timber	Application supported.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2787	PA16/10282	Sanctuary Bay, Headland Close, Carbis Bay (Mr Nigel Clark)	Erection of balcony & enclosed porch, with associated works	Application supported.
2788	PA16/09718	14 Tregenna Terrace, St Ives (Mrs Jo Harvey)	Works to trees to a tree preservation order. Removal of two epicormic shoots from one Sycamore & reduction of canopy spread to another Sycamore	Support the Tree Officer comments.
2789	PA16/09888	Elm Farm, Abbey Hill, Lelant (Mr H Richards)	Listed building consent to renew the front section of the house roof due to storm damage	Application supported.
2790	PA16/09895	Poachers Rest (The Barn), Nance, Trink, St Ives (Mr T Williams)	Demolition of abandoned cottage & construction of extensions	Application supported provided conditioned with Neighbourhood Plan policies GD1 & BE16
2791	PA16/10101	Beechcroft, Valley Road, Carbis Bay (Mrs Karen Bonar)	Certificate of lawfulness existing use: Property used as a family dwelling	Objection, express strong concerns that the application is not clear as to which building is applying for a certificate of lawfulness.
2792	PA16/10272	Lifeboat Inn, Wharf Road, St Ives (Miss Johanna Bond, St Austell Brewery Company Limited)	Listed building consent: Installation of Aivia defibrillator on behalf of the Ronnie Richards Memorial Charity to the South elevation	Application supported.
2793	PA16/10306	Rosemerryn, 4 Gwelanmor Close, Carbis Bay (Mr & Mrs P Rowe)	Creation of first floor accommodation including dormer windows, rooflights & a balcony	Application supported provided not unneighbourly. Plans unclear.
2794	PA16/10036	Tyringham Arms, Nance, Trink, St Ives (Mr & Mrs Price)	Conversion of public house to 5 new residential units, & extension of existing residential flat, including demolition of single storey function room	Application supported provided the Conservation Officer approves & provided conditioned with policies GD1, H5, BE16 & H2 of the Neighbourhood Plan. H2 should apply to the whole building.
2795	PA16/10510	Little in Sight, The Digey, St Ives (Parc Owles Design & Development Ltd)	Refurbishment, alterations, creation of first floor amenity area & associated works including balconies	Objection should be wood windows & doors in the Conservation area.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2796	PA16/10511	Little in Sight, The Digey, St Ives (<i>Parc Owles Design & Development Ltd</i>)	Change of use of gallery to form additional bedroom, refurbishment, alterations, creation of first floor amenity area & associated works	Objection should be wood windows & doors in the Conservation area.
2797	PA16/10581	Uno, The Burrows, St Ives (<i>Underwild Design</i>)	Variation of condition 2 in relation to application PA15/09917, minor amendments to windows	Withdrawn.
2799	PA16/10778	33 Polmennor Drive, Carbis Bay (<i>Mrs Little</i>)	Side extension & garage conversion with replacement windows & doors	No objection.
2800	PA16/10779	4 Beach Court, Porthgidden, St Ives (<i>Mr Kevin Steer</i>)	Application for a non-material amendment (1) to planning consent PA14/10779	Application supported.
2801	PA16/10817	Trenwith Vean, Wheal Venture Road, St Ives (<i>Mrs Lucie Fisher</i>)	Non-material amendment (AMD1) for alterations to the proposed East elevation to include replacing the window in the master bedroom to an external door & removing part of the glazing to the first floor, alterations to the South elevation to include replacing the patio doors & window in the kitchen/dining area with bi-fold patio doors, alterations throughout to replace the white upvc windows & doors with grey upvc to W1/07/P/0332 construction of two storey four bedroom dwelling	Determined.
2802	PA16/10844	Shun Lee, Trelyon Avenue, St Ives (<i>T Mason</i>)	Simple internal alterations, replacement terrace & roof extension	No objection.
2803	PA16/10987	1 Victoria Place, St Ives (<i>Mr J Driscoll</i>)	Proposed enlargement of rear dormer, replacement slate hanging to the rear & amended finish to the front & side	Application supported provided conservation officer approves.
2804	PA16/10687	Tregenna Castle Hotel, Trelyon Avenue, St Ives (<i>Tregenna Castle Hotel</i>)	Application for listed building consent for alterations to interior of existing building & conversion of beauty parlour into two hotel bedrooms with en-suite facilities	Application supported provided no impact on the exterior.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2805	PA16/10690	Plen An Dinas, Tregenna Castle, Trelyon Avenue, St Ives (<i>Tregenna Castle Hotel</i>)	Alterations to existing conservatory in Z building & conversion into hotel bedroom	Application supported.
2806	PA16/10911	Flat 12 9-10 Draycott Terrace, St Ives (<i>Mr G French</i>)	Proposed balcony	Application supported provided not unneighbourly & in keeping with the surrounding area.
2807	PA16/11032	Golden Sunset, Clodgy View St Ives (<i>Mr & Mrs Peters</i>)	Proposed enlargement of dormer	Application supported.
2808	PA16/10999	Land SW of Ar Lyn Vicarage Lane, Lelant (<i>Mr G Blight</i>)	Proposed new Dwelling (all matters reserved)	Objection, over development, out of keeping in a sensitive area, too much glazing.
2809	PA16/10786	Bus Station, The Terrace, St Ives (<i>Ms Louise Dowe St Ives Coastal Community Team</i>)	Change of use for building approved under application no. 08-1449-P (conversion of former Cauldron Café and bus depot to form enlarged restaurant) from class A3 to mixed uses including: offices (class B1), community resource hall/ conference hall (class D1), with café/catering on site (class A3)	No objection. Councillor Glanville wishes his name to be recorded as voting against no objection. The Council reserves the right not to go ahead with the project & the Council should not be liable for any costs.
2810	PA16/10886	Nat West Bank plc, Tregenna Hill, St Ives (<i>Jacqui Thomson RBS</i>)	Advert Consent: Internally illuminated full ATM surround	No objection.
2811	PA16/11202	Land North West of 2 The Grove Towednack Road, St Ives (<i>Mr C Curtis</i>)	Certificate of lawfulness for existing use of a building as a dwelling (Use Class C3)	No objection provided any retrospective taxes paid.