

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 13 October 2016 at 7pm.

PRESENT

Chairman – Councillor J Symons

COUNCILLORS

Andrewes T
Chard C
Garrod H F
Glanville R

Mitchell A P
Nicholls C
Prior P
Williams T

OFFICERS

Support Services Manager

APOLOGIES FOR ABSENCE – were received from Lait R E, Tanner J, Tanner S, Taylor L J

P.47 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 15 September 2016.

P.48 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 Andrewes declared a non-registerable interest in item 2751 on the schedule as being a friend with the objectors, and withdrew from the meeting during consideration of this item.

Councillor Mitchell declared a non-registerable interest in item 2740 on the schedule as being a friend with applicant, and withdrew from the meeting during consideration of this item.

P.49 PUBLIC SPEAKING

Aimee Hopkinson attended to speak in objection of application 2734 on the planning schedule, as being a concerned local resident.

Catherine Hopkinson attended to speak in objection of application 2753 on the planning schedule, as being a concerned local resident.

Rachael Gaunt attended to speak in support of application 2738 on the planning schedule, as being the architect.

P.50 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.51 ST IVES PLANNING APPLICATIONS TO BE DETERMIND BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.52 ITEMS FOR INFORMATION

None.

P.53 CORRESPONDENCE

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

P.54 EXCLUSION OF THE 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.

St Ives Town Council
 Planning Schedule for meeting date 13 October 2016

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2734	PA16/08691	Land Adj to Airvanlea, Caninne Lane, Carbis Bay (Mr D Jacques)	Construction of sustainable home (plot 3 of 4)	Strongest possible 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. Design out of keeping with the surrounding area. Request that this application be called to committee if the officer recommendation is for approval.
2753	PA16/08693	Plot 4 Airvanlea, Caninne Lane, Carbis Bay (Mr D Jacques)	Construction of sustainable home (plot 4 of 4)	Strongest possible 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. Design out of keeping with the surrounding area. Contrary to the Neighbourhood Plan. Request that this application be called to committee if the officer recommendation is for approval.
2738	PA16/08391	Owls House, Church Road, Lelant (Mrs Sarah Stevens)	Demolition of existing dwelling. Proposed two-storey replacement dwelling	No objection providing a tree survey has been carried out & the Tree Officer approves.
2735	PA16/07124	1 Tregenna Hill, St Ives (Mr Gorst)	Replacement of 5 no bay windows on the 1 st & 2 nd floor front elevation, with new upvc bay windows to match the appearance of the originals	No objection.
2736	PA16/08261	5 Carrack Dhu Estate, St Ives (Mr Dickinson)	Sub-division of 3 storey dwelling to form separate garage at basement/lower ground floor level, with 2 storey dwelling at ground & 1 st floor level	No objection.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2737	PA16/08376	3 Trenwith Villas, Higher Stennack, St Ives (Mr Graham Oates)	Proposed parking space & new vehicular access	No objection provided a permeable driveway.
2739	PA16/08398	2 Royal Cottages, Trenwith Place, St Ives (Mr Paul Murray)	Proposed access to rear garden from existing first floor French doors	Objection unneighbourly, would cause loss of light to the adjacent property.
2740	PA16/08215	Parc An Creet Garage, Higher Stennack, St Ives (Mr Peter McNeil)	Outline application with all matters reserved for proposed development of 8 houses & 4 apartments with associated works	Application supported, provided conditioned with neighbourhood plan policy H2 principal residence & meets the affordable housing criteria. Also provided a green area at the front of the development.
2741	PA16/08429	Oceanis Apartments, Pednolver Terrace, Albert Road, St Ives (Mr Michel Jordan Mallford Properties Ltd)	Loft conversion to the existing development Oceanis comprising one additional flat	Strongest possible objection gross over development.
2742	PA16/08446	Former Pencroft, St Ives Road, Carbis Bay (Mr Mike Green)	T1 large Ash. Seeking permission for 10% crown thin, focusing on dead, crossing & damaged branches	Withdrawn.
2743	PA16/08538	Panorama, 1 Barnoon Terrace, St Ives (Mrs Usher)	Demolition of section of wall & construction of new access to highway	Strongest possible objection, will damage the character of the surrounding area. Contrary to policy BE1 of the neighbourhood plan. The wall should remain.
2744	PA16/08638	14 Ayr Terrace, St Ives (Mr D Taylor)	Proposed removal of existing garage to create two parking spaces & balcony	No objection provided not unneighbourly.
2745	PA16/08663	Pierview, 29 Fore Street, St Ives (Mr J Waites)	Proposed loft conversion with dormers & balcony	Application supported provided the Conservation Officer approves.
2746	PA16/07112	Harbour View Guest House, 6 Park Avenue, St Ives (Mr Robert Fox)	Change of use from Bed & breakfast & conversion of building which will be for holiday use only	No objection.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2747	PA16/08066	Trewyn House, Richmond Place, St Ives <i>(Mr Mark Nankervis Evolve Tree Constancy)</i>	Works to trees subject to a tree preservation order. Reduction of one Ilex Oak, one Hoheria & one Walnut	No objection provided the Tree Officer approves.
2748	PA16/08359	Cordyline Croft, The Belyars, St Ives <i>(Mr Robert Fletcher Magnet Employ Ltd)</i>	Variation of conditions 2 & 7 in respect of decision notice W1/09-0922	Objection should be stone walls not render, balcony materials would be unneighbourly.
2749	PA16/08542	Land to N of Godrevy Gardens, St Ives <i>(Mr & Mrs Long, Legacy Properties Ltd)</i>	Variation of condition 2 of decision PA14/00550 (variation of condition 2 in relation to decision notice PA12/07543 (Erection of a dwelling) to allow substitution of drawings 1612 PA.001-004 to remove lower floor	No objection.
2750	PA16/08653	Tregenna Castle Hotel, St Ives <i>(Tregenna Castle)</i>	Alterations to planning approved designs for timber lodges 4, 5 & 6	Strong objection this is not a minor alteration, should be a new application. Gross over development, should not encroach on the parkland & contrary to neighbourhood plan policy OS6. Request that this application be called to committee if the officer recommendation is for approval.
2751	PA16/08659	Heather Moor, Wheal Speed, Carbis Bay <i>(Mr David Pryce)</i>	Construction of a single storey extension to rear of dwelling-decking with associated works	Objection question the stability of the land.
2752	PA16/08875	Raventor, Riverside, Lelant <i>(Mr Mark Nankervis Evolve Tree Consultancy)</i>	Works to trees subject to a tree preservation order. Removal of deadwood from Gingo, branch removal & pruning of Tulip & height of Copper Beech	Support the works to T1 & T2, but object to the works to T3 in line with the Tree Officer.
2753	PA16/08877	Kinfauns, Barnoon Hill, St Ives, Cornwall <i>(Mr and Mrs R Warbey)</i>	Loft conversion, raising roof height, two dormer windows and the inclusion of a Juliet balcony.	No objection.
2754	PA16/08254	Old Bakery Flat, Street An Pol, St Ives <i>(Mr J Lewis)</i>	Proposed roof extension and Juliet balcony.	Objection over development & contrary to neighbourhood plan policy BE1, balconies should face the sea.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2755	PA16/08836	Plot 4, Burthallan Lane, St Ives (Mr R Barragwanath)	Construction of two semi - detached dwelling houses with parking and access	Strong objection gross over development & unnecessary. Potential highway danger would increase traffic on an already narrow lane.
2756	PA16/08888	Bosmorvah, Vicarage Lane, Lelant (Mr M Nankervis Evolve Tree Consultancy)	Works to a tree subject to a tree preservation order. Pruning back of Sycamore.	No objection provided the tree officer approves.
2757	PA16/09186	April Cottage, The Valley, Carbis Bay (Mr M Nankervis Evolve Tree Consultancy)	Works to trees subject to a tree preservation order. Raise canopy of two sycamores.	No objection provided the tree officer approves.