

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 15 September 2016 at 7pm.

PRESENT

Chairman – Councillor J Symons
Vice Chairman- Councillor S Tanner

COUNCILLORS

Andrewes T	Nicholls C
Garrod H F	Prior P
Lait R E	Taylor L J Until 7.35p.m.
Mitchell A P	Williams T

OFFICERS

Support Services Manager

APOLOGIES FOR ABSENCE – were received from Tanner J, Glanville R, Chard C

P.39 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 18 August 2016.

P.40 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.

The Support Services Manager declared a non-registerable interest in item 2720 on the schedule as being a friend of the applicant, and withdrew from the meeting during consideration of this item.

P.41 PUBLIC SPEAKING

None.

P.42 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.43 ITEMS FOR DECISION

None.

P.44 ST IVES PLANNING APPLICATIONS TO BE DETERMIND BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.45 ITEMS FOR INFORMATION

None.

P.46 CORRESPONDENCE

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

Meeting closed at 8.00 p.m.

Chairman

St Ives Town Council

Planning Schedule for meeting date 15 September 2016

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2716	PA16/07122	The Chalet Adjacent Beechcroft, Valley Road, Carbis Bay (Mr & Mrs Bonar)	Lifting condition 4 (occupancy restriction) in respect of decision 06/P/0775 dated 21.08.2006 to allow use as an independent dwelling house	The application is invalid.
2717	PA16/07224	The Cleaders, Alexandra Road, St Ives (Mr & Mrs G leach)	Proposed demolition of existing bus garage & the construction of a dormer bungalow	No objection provided conditioned with policies GD1 & H2 of the Neighbourhood Plan, also providing there is no impact on the adjacent public footpath & not unneighbourly.
2718	PA16/06293	2, 3, 4 & 5 Tinnars Way, St Ives (Mr F Ramssden)	Works to Ash trees	No objection provided the tree officer approves
2719	PA16/07112	Harbour View Guest House, 6 Park Avenue, St Ives (Mr Robert Fox)	Creation of two self contained units to ground & first floor	The application is invalid.
2720	PA16/07476	16 Higher Boskerris, Carbis Bay (Mr & Mrs Stevens)	Loft conversion & addition of dorma windows to NNE & SSW elevation	Objection poor design.
2721	PA16/07496	Chy Conary, Parc Owles, Carbis Bay (Mr & Mrs Rowan & Allison Adams & Bryant)	Demolition of existing 4 bedroom bungalow to be replaced with a high quality low energy 5 bedroom house	Objection, no tree survey included. Inappropriate design, out of keeping & character with the surrounding area, contrary to BE12 of the Neighbourhood Plan. To much hardstanding & no landscaping.
2722	PA16/07531	Tallanside, Belyars Lane, St Ives (Mr & Mrs Jaques)	Variation of condition 3 (plans referred to in consideration of the application) in respect of decision PA16/02364 to enable alterations to fenestration & the repositioning of house 1 & the addition of a balcony at second floor (loft) level on the north east elevation of house 2 along with alterations to fenestration & the removal of wood burner flues from both houses	Strong objection house should remain in original position & balcony unneighbourly.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2723	PA16/07847	Former Womens Institute Hall, Halsetown (Mr & Mrs Kent)	Non material amendment for double garage instead of two single garages & moving house 1 metre North West to construction of new dwelling with two garages & demolition of asbestos roofed & clad building (PA14/01297)	No objection provided conditioned with policy BE15 of the St Ives Neighbourhood Plan & the Conservation Officer approves.
2724	PA16/07914	The Shelling, Burthallan Lane, St Ives (Mrs R Jackson)	New roof forming new attic rooms, decking to rear & side with small extension to front entrance	No objection provided no overlooking.
2725	PA16/07405	Little Shepherds Cottage, wheel Speed, Carbis Bay (Mr & Mrs S Vanderplank)	Retention of converted garage/outbuilding as a self contained detached family annexe ancillary to main house	No objection provided conditioned ancillary to the main dwelling & Neighbourhood Policy H2 principal residence requirement.
2726	PA16/07563	The Co Operative, Higher Stennack, St Ives (Co-op Food Programme Delivery Orchid Group)	Advertisement consent for 1 x illuminated fascia logo only (sign A), 2 x non illuminated wall mounted aluminium panels (signs B & C), 1 x internally illuminated logo (sign D) & 1 x internally illuminated totem (sign E)	Application supported except strong objection to the Totem impact on visibility & a highway distraction. Would cause loss of parking & a safety issue.
2727	PA16/07681	Santa Lucia, 6 West Place, St Ives (Miss Estelle Doughty)	Replacement of existing ground floor bay UPVC window with timber bay window, replacement of existing first floor timber casement window with timber bay window	Strongest possible objection inappropriate design out of keeping with the existing.
2728	PA16/07885	19-21 Fore Street, St Ives (Mr & Mrs D White)	Alteration to roof to form terrace (amended design)	Application supported provided not unneighbourly & the Conservation Officer approves.
2729	PA16/07910	15 The Terrace, St Ives (Mr Colin Trevorrow)	Certificate of lawfulness existing use for the use of a dwelling house as 2 self contained flats	No objection provided any retrospective taxes paid & conditioned with the Neighbourhood Plan Policy H5.
2730	PA16/08013	Morgarrow, St Johns Walk, St Ives (Mr & Mrs E Bennett)	Proposed single storey rear extension to include indoor pool	No objection provided not unneighbourly.
2731	PA16/08090	Corva Barn, St Ives (Mrs Kari Ferguson)	Extension & conversion of stables	Application supported provided conditioned ancillary to the main dwelling.

Ref. No	CC Ref.	Site (Applicant)	Proposal	Observations
2732	PA16/07800	St Ives Brewery, Trewidden Road, St Ives (Mr M Amura)	Extend northern roof terrace to the east, construct new external terrace at eastern end and new canopy over western end of existing roof terrace	The Town Council is the applicants Landlord & raised no objection to the application.
2733	PA16/08017	Shun Lee, Treloyhan Avenue, St Ives (Mr A Curtis)	Certificate of lawfulness Existing Use of Dwelling (Use Class C3)	No objection.