

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 18 August 2016 at 7pm.

PRESENT

Chairman – Councillor J Symons
Vice Chairman- Councillor S Tanner

COUNCILLORS

Andrewes T	Nicholls C
Garrod H F	Prior P
Glanville R	Taylor L J
Lait R E	Williams T
Mitchell A P	

OFFICERS

Town clerk
Support Services Manager

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

P.31 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 21 July 2016.

P.32 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 registered interest in item 2697 on the schedule as being a member of the Tate Gallery, and withdrew from the meeting during consideration of this item.

Councillor Williams declared a registered interest in item 2715 on the schedule as living close to the application site, and withdrew from the meeting during consideration of this item.

Councillor Nicholls declared a registered interest in item 2697 on the schedule as being a business sponsor of the Tate Gallery, and withdrew from the meeting during consideration of this item.

Councillor Symons declared a registered interest in item 2697 on the schedule as being the Council representative for the Tate Gallery, and withdrew from the meeting during consideration of this item.

Councillor Prior declared a registered interest in item 2697 on the schedule as being the Council representative for the Tate Gallery, and withdrew from the meeting during consideration of this item.

P.33 PUBLIC SPEAKING

Michael Collins attended to speak to the Council about the Escape Pod.

Jacob Down attended to speak in support of application 2710 on the planning schedule, as being the architect.

Rachael Gaunt attended to speak in support of application 2695 on the planning schedule, as being the architect.

P.34 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.35 ITEMS FOR DECISION

- (1) Highways Act 1980 – Section 116
Stopping Up Order – Highway Verge – B3311 Towednack Road, St Ives, Cornwall

The details of the Stopping Up Order were circulated prior to the meeting and following a discussion it was:-

RESOLVED to support the Stopping Up Order provided Cornwall Council gets an open market valuation for their land that has been built on by the developer.

P.36 ST IVES PLANNING APPLICATIONS TO BE DETERMIND BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.37 ITEMS FOR INFORMATION

None.

P.38 CORRESPONDENCE

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

St Ives Town Council
Planning Schedule for meeting date 18 August 2016

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2710	PA16/07192	The Vicarage, St Andrews Street, St Ives (Mr Jason Clark)	Replacement of exiting garage with extension, erection of single storey extension & pool house to rear, new roof to accommodate loft conversion & dormer window	Application supported.
2695	PA16/06371	Studio St Ives, Porthminster Point, St Ives (Mr Anthony Curtis)	Construction of two replacement dwellings	Application supported.
2693	PA16/05776	Pedn Olva Hotel, The Warren, St Ives (St Austell Brewery)	To extend the Look Out Bar at ground floor level & create a roof terrace	Application supported.
2694	PA16/06356	Land Burthallan Lane, St Ives (Ms Elizabeth Thornton)	Erection of new dwelling with associated access & parking	Objection, over development, urbanising the area. Potential highway danger too much traffic on a narrow lane.
2696	PA16/06445	Sunnyside Flats, Back Road East, St Ives (Sunnyside Over Wharf)	Replacement of vertical slating & balcony balustrades to South elevation	Application supported provided the Conservation Officer approves.

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2697	PA16/06334	Tate Gallery, Porthmeor Beach, St Ives (Trustees of the Tate Gallery)	Inclusion of a boiler flue to be located on the roof	Application supported.
2698	PA16/06447	Flat 2 12A St Andrews Street, St Ives (Mr M Chandler)	Proposed raising of ridge line & replacement balcony	No objection provided not unneighbourly.
2699	PA16/06584	8A St Peters Street, St Ives (Mrs Naomi Godolphin)	Certificate of lawfulness existing use: Use of the whole of 8A St Peter Street (including ground floor) as a single dwelling	No objection provided any retrospective taxes are paid.
2700	PA16/06590	Hotel St Eia, Trelyon Avenue, St Ives (Mr Michael Wodskou Gonwin Developments Limited)	Removal of condition 2 (the dwellings permitted shall not be occupied otherwise than by a person as his or her only or principal home) in respect of decision PA16/04507	Strongest possible objection, condition 2 should remain.
2701	PA16/06796	Land off Trenwith Lane & Land of Camaret Drive, St Ives (Mr Andrew Rowe)	Submission of non material amendment for changes to doors/roofs/elevations in respect decision notice PA15/03047	Determined.
2702	PA16/06495	Apollo House, Access to Wheal Virgin Consols, St Ives (Mr Shane Andrews)	Raising of roof ridge & extension at second floor level to create a functional room in the roof (as approved application PA13/06421)	Objection over development out of proportion with the surrounding area.
2703	PA16/06540	Treloyhan Manor, Trelyon Avenue, St Ives (Mr Kevin Mantle Christian Guild Holidays)	Reserved matters application for extension to hotel (creation of lift shaft, service yard enclosure & plant room) following outline approval PA14/00811 for restoration of Treloyhan Manor Hotel including extension to hotel, 5 self catering units & enabling	No objection, but please note permission was granted for development of up to 16 plots.

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
			residential development for 16 plots in the hotel grounds	
2704	PA16/06776	Tregenna Castle Hotel, St Ives (<i>Tregenna Castle Hotel Ltd</i>)	Alterations to existing planning approved development to include construction of one new terrace cottage, removal of car ports below three type C houses to provide additional living accommodation, replace type F lodges with two detached lodges & other associated landscaping works	Application supported provided conditioned with the Neighbourhood Plan policies H2 principal residence requirement & T2 adequate parking provision & there is an affordable housing contribution.
2705	PA16/06704	St Ives Holiday Village, Lelant (<i>Dr Martyn Fowler John Fowler Holidays</i>)	Proposed replacement of 24 holiday lodges	Application supported provided conditioned holiday use only & the Tree Officer approves.
2706	PA16/06908	Cordyline Croft, Higher Trewidden Road, St Ives (<i>Mr Robert Fletcher Magnet Employ Ltd</i>)	Non material amendment to change meshsteel balustrades to glass ones. To change stone clad ground floor wall to grey render to construction of 2 apartment blocks to house 12 residential units & associated works to W1/09-0922	Determined.
2707	PA16/07008	Chy Pedn, Porthrepta Road, Carbis Bay (<i>Mr & Mrs R Luxton</i>)	Replacement rear roof structure & dormer extension with Juliet balcony on the west elevation. Alterations to the existing window openings & formation of new windows to the north wall & south gable wall. Construction of a porch at the east elevation	Objection, over development & unneighbourly.
2708	PA16/07057	Sunnyhurst, 5 Southfield Place, St Ives (<i>Mr & Mrs T Hayes</i>)	Loft conversion including rooflight & front dormer window	No objection provided not unneighbourly.

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2709	PA16/07101	Norway Cottage, Porthmeor Square, St Ives (Mr & Mrs M Thrippleton)	Proposed new en-suite to master bedroom & replacement gutters & fascia boards	Application supported provided the materials used are suitable for the Conservation Area.
2711	PA16/07223	8 Atlantic Terrace, Barnoon Hill, St Ives (Ms Harris)	Addition of balconies & extension to existing dormers	Objection, balconies out of keeping & character with the existing terrace, contrary to Neighbourhood Plan policy BE5. Would set a dangerous precedent.
2712	PA16/06996	Beechcroft, Valley Road, Carbis Bay (Mr & Mrs Bonar)	Change of use from Bed & Breakfast Guesthouse to single dwelling	Application supported.
2713	PA16/07142	Endsleigh, St Ives Road, Carbis Bay (Mr M Hutley)	Non-material amendment for alterations to roof design, including addition of second floor bay windows & increase in height of side extensions in respect of decision notice 09-1226-P Demolition of hotel, construction of 6 self contained units & associated works	Strong objection this is not a non-material amendment.
2714	PA16/07309	Trewyn House, Richmond Place, St Ives (Mr Mark Nankervis Evolve Tree Consultancy)	Works to trees subject to a tree preservation order. Canopy reduction of Ilex Oak, Hoheria & Walnut by two metres	Withdrawn.
2715	PA16/07392	12 Bowling Green Terrace, St Ives (Mrs J Thursfield)	Proposed rear extension, loft conversion with two new dormers & replacement windows doors	No objection provided materials in keeping with existing & the surrounding area & the Planning Officer approves.