

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 21 July 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	Tanner J
Lait R E	Tanner S
Mitchell A P	Williams T

OFFICERS

Support Services Manager

APOLOGIES FOR ABSENCE – were received from Chard C, Taylor L J

P.23 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 23 June 2016.

P.24 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."

P.25 PUBLIC SPEAKING

James Gibbs attended to speak in support of application 2675 on the planning schedule, as being the agent.

Mrs Atkins attended to speak in objection of application 2675 on the planning schedule, as being a living next to the application site.

Phillip Bradby attended to speak in support of application 2681 on the planning schedule, as being the applicant.

Susan Mauger attended to speak in support of application 2677 on the planning schedule, as being the agent.

P.26 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.27 ITEMS FOR DECISION

STREET TRADING APPLICATION – MR BARRY STERWART , TRADING AT ST UNY CHURCH CAR PARK, LELANT

A Street Trading Application by Mr Barry Stewart was circulated prior to the meeting following a discussion it was:-

RESSOLVED to:- lodge a strong objection to the application on the grounds that there should be no trading on the highway and would cause an obstruction. Inaccurate statement in the application the applicant is already trading in the area. Lack of refrigeration to sell sea food. Inappropriate location outside a Church. Lack of hygiene facilities, no hot water or toilet provision. No risk assessment submitted. Already existing facilities in the area at the Heritage Centre and the Golf Club.

P.28 ST IVES PLANNING APPLICATIONS TO BE DETERMIND BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.29 ITEMS FOR INFORMATION

None.

P.30 CORRESPONDENCE

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

P.31 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 8.50p.m.

Chairman

St Ives Town Council
 Planning Schedule for meeting date 21 July 2016

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2675	PA16/05257	Sheaf of Wheat, Chapel Street, St Ives (Mr Adam Luck)	Demolition of existing public house & apartment & erection of 5 terraced dwellings	Strongest possible objection, gross over development, to high & unneighbourly & to dominant. Out of keeping with the existing dwellings in the area. Top balcony out of keeping & contrary to neighbourhood plan policy BE4. Would impact on the nearby Listed Buildings. Painted render not appropriate for the area. Railings to the rear of the property & the historic granite wall to the East should remain. Inadequate parking provision which contrary to neighbourhood plan policy T2 & should be conditioned with the neighbourhood plan policy H2 principal residence requirement. Request that this application be called to committee if the officer recommendation is for approval.
2681	PA16/05768	Beagle Cottage, Trowan Lane, St Ives (Mr Phillip Bradby)	Erection of new above ground link joining existing buildings (single dwelling)	No objection provided there is a more suitable corridor/link building and the Area of Outstanding Natural Beauty approves.
2677	PA16/05321	Land East of Tregue, Little Trevarrack, Laity Lane (Ms S Mauger Mangers Legal Services Limited)	Outline planning permission with all matters reserved: Erection of a dwelling with garage & new access	No objection provided conditioned with the neighbourhood plan policy H2 principal residence requirement.
2676	PA16/04197	Treloyhan Manor, Trelyon Avenue, St Ives (Mr Kevin Mantle)	Approval of reserved matters (appearance & landscaping of access roads only) following outline of approval PA14/0081	Objection until more work has been done to protect the trees in line with the Tree Officer recommendations. Also objection to the new road & roundabout access, to close to neighbouring properties, would cause a potential flood risk due to lack of drainage.
2678	PA16/05331	Mount Douglas Farm, Lelant (Mr P Perry)	Change of use of field indicated from agriculture to mixed use (equestrian & agriculture)	No objection but should adhere to Neighbourhood Plan policy LED6.

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2679	PA16/05345	Mount Douglas Farm, Lelant (Mr P Perry)	Certificate of lawfulness existing use: Continuation of keeping 10 to 20 horses on the land, & stabled/trained contrary to conditions 1 & 2 in existing planning consent	No comment.
2680	PA16/05539	3 Primrose Cottage, Gonwin Cottgaes, Gonwin Manor Drive, Carbis Bay (Mr & Mrs S Jolly)	Single storey stone lean-to extension of 23.m2 to create new main entrance, day room & utility room, with slate roof, roof lights & timber triple glazed doors & windows all to match existing. Car port with storage pitched slate roof, vertical timber cladding	No objection.
2681	PA16/04768	Land at Fuggoe Croft, Carbis Bay (Mr David Ellsmore)	Construction of dwelling as previously approved under appeal APP/D0840/A/11/2151099 & APP/D0840/A/12/2189064	No objection provided Tree Officer approves & conditioned with the neighbourhood plan policy H2 principal residence requirement.
2682	PA16/05704	The Burrows, St Ives (Miss Patricia Date)	Erection of detached dwelling	No objection provided conditioned with the neighbourhood plan policy H2 principal residence requirement.
2683	PA16/05746	Barnoon Villa, Clodgy View, St Ives (Mr & Mrs Spencer)	Proposed parking bay	Objection detrimental to the integrity of the existing dwelling. Potential highway danger regarding the access. Should be no loss of garden & granite wall that is contrary to neighbourhood plan policy BE5
2684	PA16/05771	Land SW of Carbis Bay, Bay Hotel Apartments (Mr S Baker)	Construction of two dwellings, utilising existing access & associated work to include provision of 2 car parking spaces	Adhere to previous strong objection, gross over development of the valley contrary to neighbourhood plan policy OS6. Narrow dangerous access contrary to neighbourhood plan policy GD1. Real concern at the impact on trees. If allowed should be conditioned with the neighbourhood plan policy H2 principal residence requirement. Request that this application be called to committee if the officer recommendation is for approval.
2685	PA16/04798	Homeside, Parc Owles, Carbis Bay (Mr G Allen)	Proposed second floor extension to create additional accommodation for first floor flat 1 including balconies	Strongest possible objection, gross over development, unneighbourly, would cause overlooking. Roof level too high. Inadequate parking. Request that this application be called to committee if the officer

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				recommendation is for approval.
2686	PA16/04224	Owners Accommodation, Carbis Bay Hotel, Beach Road, Carbis Bay (Mr Stephen Baker)	Amendments to previously approved scheme for beach front multi use venue & associated facilities PA12/05659	No objection provided conditioned with the neighbourhood plan policy H2 principal residence requirement.
2687	PA16/04696	Land NE of Crispin, Belyars Lane, St Ives (Ms Catherine Leary)	Outline planning permission with all matters reserved: Erection of single detached dwelling	No objection provided conditioned with the neighbourhood plan policy H2 principal residence requirement.
2688	PA16/06001	Panorama, 1 Barnoon Terrace, St Ives (Mrs Usher)	Proposed covered access to existing shower room by creation of porch	No objection.
2689	PA16/06046	25 Halsetown, Halsetown (Mr & Mrs J Crowe)	Replace three wooden windows with PVCU	Objection should be wood windows in the conservation area.
2690	PA16/06071	Owls House, Church Road, Lelant (Mr Gareth Holloway Cornovia Tree Services Ltd)	Monterey Cypress T1 section dismantle & replant with Pinus Pinaster in border on opposite side of drive T2. Leyland Cypress hedge, fell to ground level. Replant with Beech hedge	No objection provided the Tree Officer approves.
2691	PA16/06240	Carninney Farm House, Carninney, Carbis Bay (Mr Wilson Commprop Ltd)	Single storey extension providing a kitchen/ living space and bedroom onto an existing garden. The proposal will be finished in white render and slate roof.	Objection ruins the integrity & character of the existing Farm House & out of keeping.
2692	PA16/06578	Pine Villa, Trencrom Lane, Carbis Bay (Mrs V Barber)	Proposed front extension and internal alterations.	Application supported provided the Planning Officer approves.