

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 23 June 2016 at 7pm.

PRESENT

Chairman – Councillor J Symons
Vice Chairman- Councillor S Tanner

COUNCILLORS

Andrewes T	Mitchell A P
Garrod H F	Nicholls C
Glanville R	Taylor L J (until 8.20p.m.)
Lait R E	Williams T

OFFICERS

Support Services Manager

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

P.13 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 26 May 2016.

P.14 DECLARATIONS OF PERSONAL AND PREJUDICIAL INTERESTS (INCLUDING REASONS THEREOF)

Councillor Taylor declared a non-registerable interest in item 2672 on the schedule as a family member lives close to the application site, and withdrew from the meeting during consideration of this item.

Councillor Williams declared a registered interest in item 2671 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 2662 on the schedule as being a friend of the applicant, and withdrew from the meeting during consideration of this item.

Councillor Nicholls declared a registered interest in item 2669 on the schedule as being a friend of the applicant, and withdrew from the meeting during consideration of this item.

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 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.15 PUBLIC SPEAKING

Rachael Gaunt attended to speak in support of application 2657 on the planning schedule, as being the architect.

Aimee Hopkinson attended to speak in objection of application 2657 on the planning schedule, as being the a concerned local resident.

Chris Eager attended to speak in support of application 2654 on the planning schedule, as being the applicant.

Jacob Down attended to speak in support of application 2658 on the planning schedule, as being the architect.

Rachael Gaunt attended to speak in support of application 2651 on the planning schedule, as being the architect.

P.16 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.17 ITEMS FOR DECISION

HAYLE NEIGHBOURHOOD PLAN - CONSULTATION

The Hayle Neighbourhood Plan was circulated prior to the meeting following a discussion it was:-

RESSOLVED- to form a working party and compile a reply to the plan.

P.18 ST IVES PLANNING APPLICATIONS TO BE DETERMIND BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.19 DECISIONS AND NOTIFICATIONS FROM CORNWALL COUNCIL

None.

P.20 ITEMS FOR INFORMATION

None.

P.21 CORRESPONDENCE

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

P.22 EXCLUSION OF PRESS AND PUBLIC

Meeting closed at 9.15p m.

Chairman

St Ives Town Council

Planning Schedule for meeting date 23 June 2016

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2657	PA16/04674	Land E of Carninney Farm, Carninney Lane, Carbis Bay (<i>Carninney Rise Ltd</i>)	Development of two affordable homes & two open market homes, including access road & turning head	Strong objection, there should be no impact on the public right of way & public footpaths. Should stick to the original access as granted in the outline planning permission. Excess loss of Cornish hedge & trees, there should be a landscape planting scheme. Refer to the neighbourhood plan polices OS3 tree protection, OS7 rights of way, H2 principal residency & GD1. Request that this application be called to committee if the officer recommendation is for approval.
2654	PA16/04725	Lowenna Croft, Towednack Road, St Ives (<i>Mr & Mrs Eager</i>)	Side extension to create annexe & additional accommodation within the dwelling	No objection provided not unneighbourly or over development & a drainage condition imposed.
2658	PA16/04724	Woodside, The Saltings, Lelant (<i>Mr James McBlane</i>)	Creation of 2 new four-bedroom dwellings & 1 five-bedroom dwelling on the site of previously demolished house	Objection, lack of space to get to the property, dangerous access would cause a potential highway danger. Could cause potential flood risk. Lack of garage & parking. Over development of the plot, overlooking & unneighbourly. Refer to the neighbourhood plan polices OS3 loss of green space & T2 to much hardstanding & GD1.
2663	PA16/05376	Kintyre, Boskerris Crescent, Carbis Bay (<i>Mr Chris Driscoll</i>)	Prior notification for proposed demolition of existing detached dwelling know as Kintyre	No comment.

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2664	PA16/04683	Kintyre, Boskerris Crescent, Carbis Bay (Mr Chris Driscoll)	Demolition (subject to prior demolition notice) of existing two-storey dwelling with garage extension & erection of new building using traditional materials containing 6 apartments	Strongest possible objection, gross over development of the plot, lack of access. Unneighbourly & out of keeping. Lack of amenity space. This is brown field development. Out of character with the surrounding area. Too much glazing. Inadequate parking provision. Contrary to policies H4, BE12, GD1 & T2 of the neighbourhood plan. Request that this application be called to committee if the officer recommendation is for approval.
2649	PA16/03632	Flat 3 & 6 Moonrakers, Parc Owles, Carbis Bay (Mr & Mrs Horner & Wynn)	Demolition of 2 existing conservatories & the construction of 2 replacement flat roof extensions	No objection provided not unneighbourly.
2650	PA16/04131	Trenmor, The Warren, St Ives (Dr & Mrs A Milbourn)	Replacement of all of the windows in the same size as existing ones & refurbishment of the door of a building located in an article 4 direction	Application supported provided the Conservation Officer approves.
2651	PA16/04348	The Farmhouse, Carninney Farmstead, Carbis Bay (Commprop Ltd)	The single storey extension provides a kitchen/living space & bedroom onto a large existing garden. The proposal will be finished in white render & slate roof	Application supported provided permeable hard standing.
2652	PA16/04507	Hotel St Eia, Trelyon Avenue, St Ives (Mr Michael Wodskou Gonwin Developments Limited)	Removal of condition 9 (obligation to enter into a Section 106 Agreement for the provision of affordable housing) in respect of PA14/03921 (appeal decision APP/D0840/W14/3001837)	No objection provided conditioned with policy H2 of the Neighbourhood plan St Ives Area primary occupancy.
2653	PA16/04552	53 Fore Street, St Ives (Mr Mark De Rozarieux)	Certificate of lawfulness for proposed change of use from shop (A1) to an ice cream cafe (A3) offering ice cream, coffee, other non alcoholic beverages & pre-prepared cakes & snacks, a takeaway service will also be offered	Objection, insufficient information in the plans, please re submit as a full application. It would be contrary policies LED3 & LED4 of the neighbourhood plan.
2655	PA16/04732	Kernick, 3 Headland Close, Carbis Bay (Mr & Mrs Oliver)	Demolition of garage & construction of side extension	No objection.

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2656	PA16/04536	Cubit Lodge, Trevethoe, Lelant (Mr & Mrs Dean)	To refurbish & extend Cubit Lodge	Objection would completely change the character & integrity of the original listed building.
2659	PA16/02063	53 Back Road East, St Ives (Mr Trevor Price)	Listed building consent for removal of internal, non load bearing partition and re-signing of kitchen units against rear elevation	No objection provided the Conservation Officer approves.
2660	PA16/04135	Golowji Pell, Trerice Road, St Ives (Mr F Favero)	To expand existing parking space & make storage underneath newly built extended area (ie storage under the extended area only). The parking will be able to accommodate 1 sedan automobile & 1 hatchback, parked perpendicular to one another, freeing therefore two places on the local street. Most houses at Trelawney Road have no parking facilities, so we believe that the expansion of our parking space will be beneficial to the neighbours as we will be able to keep both our cars within our property boundaries. In addition, the expansion of the parking space will not require changes to existing Cornish hedges style boundary wall, retaining thus the traditional feature of the street.	Strongest possible objection will damage the visual impact of the street scene.
2661	PA16/04390	Polwithen Court, Wheal Speed, Carbis Bay (Mr D Wilson)	Extension to existing front dormer.	No objection.
2662	PA16/04523	Boskerris Road, Carbis Bay (Mr & Mrs Bassett)	Erection of a dwelling	No objection provided adheres to policy GD1 of the neighbourhood plan.
2665	PA16/04793	Nat West Bank Plc, Tregenna Hill, St Ives (Jacqui Thomson RBS)	Advert Consent: Internally illuminated full ATM surround	Objection out of character with the street scene & unnecessary.
2666	PA16/04798	Homesdale, Parc Owles, Carbis Bay (Mr G Allen)	Proposed second floor extension to create additional accommodation for first floor flat 1	No objection.
2667	PA16/05036	Former Sherwell Residential Home, St Ives Road, Carbis Bay (Mr Jon Simpson)	Removal S106 obligation relating to affordable housing in respect of decision notice PA12/05127-Demolishing of existing building & construction of 7 apartments	Withdrawn.

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2668	PA16/05037	Longships Hotel, Talland Road, St Ives (PSI Property Ltd)	Removal of the S106 obligation relating to affordable housing provision in respect of decision notice PA15/10208- Conversion from hotel to form seven residential units	Withdrawn.
2669	PA16/05080	1 Upper Meadow, St Ives (Mr & Mrs Reed)	Single-storey annexe to replace block-built shed in front garden of ancient lights	Objection would damage the character of the existing area.
2670	PA16/05378	Moorside, Carninney Lane, Carbis Bay (Mr & Mrs P Bunten)	Single storey extension & associated works	No objection.
2671	PA16/01996	11 Bowling Green Terrace, St Ives (Mrs C Moss)	Remove velux windows & replace with dormer UPVC in loft bedroom	Application supported.
2672	PA16/04923	Tremedda, Wheal Venture Road, St Ives (Mr Douglas Vallender)	Demolition of existing house & replacement with two houses	Application supported provided conditioned with the neighbourhood plan policy H2.
2673	PA16/05223	1 Ocean View Terrace, St Ives (Mr Dunderdale)	Proposed summerhouse & metal shed for bike storage	Strong objection, over development, out of keeping & unneighbourly. Would have a harmful impact on the street scene. Loss of amenity space.
2674	PA16/05380	6 Park Lowen, Carbis Bay (Mr & Mrs Walker)	Demolition of garage & construction of single storey extension	Application supported.