

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 7 December 2017 at 7pm.

PRESENT

Chairman – Councillor J H Symons  
Vice Chairman – Councillor R Lait

COUNCILLORS

Garrod H F  
Griffin J

Mitchell A P  
Tanner J

OFFICERS

Support Services Manager  
Administrative Assistant

APOLOGIES FOR ABSENCE – were received from Councillors R Glanville, R Henry C Nicholls, S Tanner & T Williams

P.66 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 9 November 2017.

P.67 DECLARATIONS OF INTERESTS

Councillor Mitchell made the following declaration as a Cornwall Councillor “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.68 PUBLIC SPEAKING

Ref No. 3120 – PA17/10486 – Island View Porthrepta Road, Carbis Bay. One speaker in support of the application and one speaker objecting to the application. Three letters of objection.

Ref No. 3136 – PA17/09887 – Trowan Farmhouse, Trowan Lane, St Ives. One speaker in support of the application.

Ref No. 3128 – PA17/09790 – Eden Cottage, Access to the White House, Carbis Bay. One speaker in support of the application.

Ref No. 3130 – PA17/10094 – Land SE of 44 Carbis Bay Holiday Park, Laity Lane, Carbis Bay. One speaker objecting to the application.

P.69 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.70 NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW GROUP UPDATES AND ITEMS FOR DECISION

- (1) Neighbourhood Plan Review – items for update/decision
- (2) Action Plan – items for update/decision

Councillor Lait reported the Neighbourhood Plan Review Group are continuing to the review process and formulate the action plan.

P.71 POP UP SITES TENDER

Prior to the meeting a document circulated from Cornwall Council asking for comments on a Pop Up Site Tender, Cornwall Council propose to offer trade concessions on Cornwall Council land in St Ives. The proposed sites are Pedn Olva, Bamaluz, and Smeaton's Pier Car Park, following a discussion it was:-

RESOLVED to write back to Cornwall Council stressing the Town Council's strongest possible objection to the Pop Up Sites, the sites would impact on existing traders in the area who pay business rates and high rent for their properties. All the facilities they would provide are already available in the local proximity, they would harm the infrastructure. They would also ruin the charm and character of the area.

P.72 CORNWALL STATEMENT OF COMMUNITY INVOLVEMENT FOR PLANNING

Cornwall Council is publishing the Cornwall Statement of Community Involvement for Planning for an eight-week period up to the 22<sup>nd</sup> January, the Town Council has been asked for any representations, as Councillor Lait has already studied the document and sent comments through to CALC it was

RESOLVED to delegate Councillor Lait to send representations back to Cornwall Council on behalf of the Town Council.

P.73 STREET TRADING GRANT APPLICATION – JACK FOWLER TRADING AS JACK FROSTS LI17 007711

A Street Trading Application for Jack Fowler to sell Ice Cream on Pedn Olva Walk was circulated prior to the meeting, following a discussion it was

RESOLVED To object strongly to the application on the grounds that there should be no street trading in this area, if it was granted it would set a dangerous precedent. It would be block the highway on a very busy pedestrian walkway. Other businesses sell ice cream in the area that pay business rates & high rents for their trading premises.

P.74 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.75 CORRESPONDENCE

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

Meeting closed at 8.15p.m.

Chairman

## Appendix A

St Ives Town Council

Planning Schedule for meeting date 7 December 2017

<b>Ref No.</b>	<b>CC Ref</b>	<b>Site (Applicant)</b>	<b>Proposal</b>	<b>Observations</b>
3120	PA17/10486	Island View, Porthrepta Road, Carbis Bay (Mr Richard Rogers)	Demolition of dormer bungalow, construction of replacement dwelling	Adhere to previous strongest possible objection, gross over development, unneighbourly & would cause overlooking. Inappropriate design, mass bulking & not sensitive to its surroundings. Contrary to Neighbourhood Plan Policies GD1, the development must not impact on neighbouring residences & BE12 the development must have a proportionate plot size in relation to the building & it's surrounds. <b>Request that this application be called to committee if the officer recommendation is for approval.</b>
3136	PA17/09887	Trowan Farmhouse, Trowan Lane, St Ives (Mr Bradby)	Retention of single storey porch & enlargement of new two-storey porch including dormer along with change of use of land to garden	No objection.
3128	PA17/09790	Eden Cottage, Access to the White House, Carbis Bay (Mr Petit)	Single storey detached Store with roof terrace (less than 1m above existing garden level) built into bank on North Western side of Eden Cottage	Application supported.
3130	PA17/10094	Land SE of 44 Carbis Bay Holiday Park, Laity Lane, Carbis Bay (Mr Hodges)	Proposed New Dwelling	Strong objection, gross over development, unneighbourly & would impact on existing residential amenity. Possible flood risk, poor drainage & sewer infrastructure in the area. Contrary to Neighbourhood Plan Policy BE12 development must have a proportionate plot size in relation to the building & it's surrounds.
3121	PA17/10092	The Belmont, 5 The Terrace, St Ives (Mr Bill Newland)	Conversion of storage space into an annexe/office space above the existing garage	No objection.
3122	PA17/10197	Land to the East of High Tide, 3D Fuggoe Croft, St Ives (Tretec Ltd)	Fell 3 x Macrocarpa due to constant failure of sizeable branches	Strong objection no valid reason to fell the trees. Please consult the Tree Officer.

3123	PA17/1 0202	Chy Roma, 2 Sea View Terrace, St Ives (Mrs Jennifer Marks)	Certificate of lawfulness for an Existing Use in respect of continued use of property as a dwelling house by a single person or together as a family	Application supported.
3124	PA17/1 0485	7 Bahavella Drive, St Ives, Cornwall (Mr and Mrs M MacLoud)	Slate roofed canopy structure	Application supported.
3125	PA17/1 0615	5 Carrack Dhu Estate, St Ives Mr Mansfield)	Loft conversion with front and rear dormers, terrace to front with associated modifications. Juliet balcony to rear	Adhere to previous strongest possible objection, would alter the character of the terrace, would set a dangerous precedent & unneighbourly. Contrary to Neighbourhood plan policies GD1 the development is not sensitive to it's surroundings & BE5 the development must respect the existing streetscape.
3126	PA17/1 0275	1 Poldhu Close, Carbis Bay (Mr Adrian Soden)	Demolition of garage and construction of side garage fixed to a detached bungalow. New garage to have pitched roof extending no higher than the existing house roof ridge line/ Bungalow will have new apex section built at front and back to span front bedroom and rear kitchen over to new garage	Application supported.
3127	PA17/1 0939	19 Richmond Way, Carbis Bay (Mr & Mrs A Stanley)	Remove garage for single storey side extension. Remove chimney stack for new first floor window	Application supported.
3129	PA17/ 11001	Lamorna, 11 Barnoon Terrace, St Ives (Mr Wroe)	(Resubmission of PA17/09825) Proposed alterations to dormers and installation of roof lights	Adhere to previous objection to the large dormer, and to a lesser extent the dormer to the rear, detrimental to the character of the terrace. Raised concern that the drawings indicate that the back gate will be widened - concern as this would also be detrimental to the character of the terrace. Contrary to Neighbourhood plan policies GD1 the development is not sensitive to its surroundings & BE5 the development must respect the existing streetscape.
3131	PA17/0 0033/N DP	Hayle Cornwall (Hayle Town Council)	Plan proposal and Strategic Environmental Assessment submitted for Hayle Neighbourhood Development Plan	No Comment.

3132	PA17/1 0502	Easter Cottage, Church Road, Lelant (Mrs Susan Wilson)	Replace existing white UPVC windows with new, more secure, energy A rated UPVC windows, and replace UPVC kitchen door with UPVC window	Application supported.
3133	PA17/1 0873	New Dwelling rear of 7 Pednolver Terrace, Sea View Terrace, St Ives (Mr J Bishop)	Lawful Development Certificate for existing use in respect of commencement of works	No comment.
3134	PA17/1 0875	5 Salubrious Terrace, St Ives (Mr S Cuthbert)	Installation of stairwell window	Application supported.
3135	PA17/ 09775	Midships, Rose Lane, St Ives (Mr P Stephenson)	Take down brick capped stub chimney & roof over & replace four box frame sash windows on the South elevation	No objection.
3137	PA17/ 10961	Seaspray, Beach Road, Carbis Bay (Mr B Byrne)	Provision of 2 car parking spaces with associated work to include vehicle barrier & balustrading	No objection.
3138	PA17/ 11168	Beach House, 2 Porthmeor Road, St Ives (Mr P Gumbleton)	Proposed enlarged front dormer	No objection.
3139	PA17/ 11283	27 Bowling Green Terrace, St Ives (Mr & Mrs S Aldridge)	Enlargement of existing front & rear dormer windows	Application supported.