

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 9 November 2017 at 7.00pm

PRESENT

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

COUNCILLORS

Garrod H	Nicholls C
Glanville R	Tanner J
Griffin J (until 8.06pm)	Tanner S
Henry R	Williams T
Mitchell A	

OFFICERS

Town Clerk  
Administrative Assistant

APOLOGIES FOR ABSENCE – were received from Councillor K Hughes.

P.56 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 11 October 2017.

P.57 DECLARATIONS OF MEMBER / OFFICER INTERESTS

Councillor Williams declared an Interest in application 3113 (PA17/09904 Former Monowai Hotel) as a friend of the architect, and withdrew from the meeting during consideration of this item.

Councillors S Tanner and J Tanner each declared an Interest in application 3116 (5 Polmeor Close) as a relative of the applicant, and withdrew from the meeting during consideration of this item.

The Administrative Assistant declared an Interest in application 3116 (5 Polmeor Close) as a relative of the applicant, and withdrew from the meeting during consideration of this item.

It was noted that application 3115 (The Baulking House, Hain Walk) was a town council application.

P.58 PUBLIC SPEAKING

Public speakers addressed the committee on the following applications:

PA17/09383 – Land to the South of Spindrift, Church Lane, Lelant (one speaker, in support of the application).

PA17/09077 – Una, Little Trevarrack, Laity Lane, Carbis Bay (one speaker in support and one speaker objecting to the application).

P.59 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.

Councillor Griffin left the meeting during consideration of the planning applications (before application reference 3106) at 8.06pm.

P.60 NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW GROUP - UPDATES AND ITEMS FOR DECISION

Councillor Lait reported that she would be meeting with a Cornwall Council Planning/Conservation office and members of the Review Group to start on plans to review the Conservation Area (eg to include the terraces, protect front gardens etc) in a way which should be achievable.

It was noted that the review group would bring forward project ideas, to be ratified for action by the town council if town council resources and/or support was required.

RESOLVED – that the update report is noted.

P.61 STREET TRADING RENEWAL APPLICATION – RUSSELL OSBORNE – ST IVES BEEF LI17 006587

Members considered the application and, whilst noting that many street traders on New Years Eve did not submit an application, it was

RESOLVED – that the council expresses its strongest possible objection to the application on the grounds of the adverse impact on other similar businesses in the vicinity who pay business rates all year round. It was considered to be extremely unfair for individuals to profit on one of the busiest evenings of the year to the detriment of the year-round businesses. Also concern at obstruction of the highway.

P.62 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.63 CORRESPONDENCE

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

Meeting closed at 8.45 pm

Chairman

## Appendix A

St Ives Town Council  
 Planning Schedule for meeting date 9 November 2017

<i>Ref. No</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
3098	PA17/09383	Land to the South of Spindrift, Church Lane, Lelant <i>(Mr &amp; Mrs J McCotter)</i>	Demolition of outbuildings, erection of a dwelling	<p>Application supported with conditions:</p> <ul style="list-style-type: none"> <li>• Request an archaeological survey be carried out beneath the site in view of reports that the area may have significant archaeological remains. Also, request a mining survey pre 1861 in view of mining history in that area.</li> <li>• H2 condition – should include request that Policy H2 should apply to the development.</li> </ul> <p>Pleased to note the retention of an agricultural appearance, in keeping with the surrounding. Commend the applicant on the nature of the design. Appropriate and well-conceived, a good contemporary barn design.</p>
3100	PA17/09077	Una, Little Trevarrack, Laity Lane, Carbis Bay <i>(Kingfisher Resorts Ltd)</i>	42 unit apartment hotel, 94 holiday villas & ancillary leisure facilities & associated parking, servicing & landscaping & extension of the existing amenity building	<p><b>Strongest possible objection:</b> overdevelopment for the site and an inappropriate development at this location. Effectively apartments rather than a hotel. The increase in traffic volume through Lelant would have an adverse effect on the local area. The present sewer system in the area is already insufficient and the proposed development would place too great an additional strain on this element of the local infrastructure. Noted that there are proposed improvements to the pedestrian access adjacent to the site, but that the wider pedestrian and traffic issues linking the site to the surrounding area has not been addressed. Parking spaces, swimming pool, paved piazza, the <b>height</b> of the buildings would make a significant and detrimental impact on an area which is noted locally for its landscape and environmental character. The building would have too great an impact visually on the local area. Light pollution a concern.</p> <p>Contravenes Neighbourhood Development</p>

				<p>Plan policies:</p> <p>GD1 General Development Principles - the size, scale &amp; use is not sensitive to the surroundings</p> <p>LED8 Catered Holiday Accommodation - the proposed 'hotel' would appear to be self-contained apartments not conventional bedrooms served by the on-site restaurant - as such it would not be supported by this NDP policy</p> <p>OS1 Landscape Areas &amp; Open Spaces - the site is adjacent to, &amp; would have an impact on, the AGLV &amp; AONB</p> <p>OS4 Disturbance &amp; Pollution - risk of light &amp; noise pollution (not only during construction)</p> <p>OS7 Rights of Way - St Michael's Way crosses the site</p> <p>OS9 Panoramas, Vistas &amp; Views - visible from surrounding areas &amp; from a distance, in particular the proposed 'Cairn' building</p> <p><b>Should the planning officer be minded to approve, request that this be called to committee.</b></p>
3109	PA17/09790	Eden Cottage, Access to the White House, Carbis Bay (Mr Pettit)	Single-storey detached store built into bank on North-Western side of Eden Cottage	Application supported.
3099	PA17/00029 /NDP	St Erth Parish (St Erth Parish Council)	Plan proposal submitted for St Erth Neighbourhood development plan	Resolved that the town council response be delegated to the Town Clerk in consultation with Councillor Lait and other interested councillors.
3101	PA17/09262	Gwyn Avril, Hendra Vean, Carbis Bay (Mrs Karen Fielding)	Raising roof and walls creating first floor accommodation and associated works. Rear balconies with external stairway access.	Objection on the grounds of being unneighbourly (noting the concerns raised by occupants of neighbouring properties). Concern also at lack of contextual drawings and consider that the planning authority should ensure that sufficient drawings should be submitted before applications are considered.
3102	PA17/09315	Oceanis Apartments, Pednolver Terrace, St Ives (Mr Michel Jordan Mallford Properties Ltd)	Non-material amendment (NMA1) for addition of 2 roof windows in bedroom 2 roof flat 3, plus windows to the kitchen & bathroom of the same flat (all windows will be obscure glazing) in respect of decision PA16/08429	<b><u>DETERMINED</u></b>

3103	PA17/09421	Westerly, Balnoon ( <i>Mr and Mrs Stevenson</i> )	Alteration to existing garage, workshop etc to form bedroom & lounge/dining annexe	No objection.
3104	PA17/08190	Crusoes, The Meadow, St Ives ( <i>Mr P Brittlebank Crusoes Management Company</i> )	Proposal to clad a small section of the ground floor south east elevation with hardwood shiplap timber stained white to match the building	Objection. Significant change to the building, concern that the shiplap design is out of keeping, and serves no useful purpose. Inappropriate use of materials.
3105	PA17/09456	St Eia, Trelyon Avenue, St Ives ( <i>Gonwin Developments</i> )	Erection of an additional dwelling (2 bed maisonette) at St Eia development/townhouses (ref PA14/03921, dated 25 April 2014, appeal ref app/D0840/W14/3001837)	Strongly oppose the application. The original application was already considered an overdevelopment and this additional proposed element would further compound the overdevelopment and inadequate parking on this site. Considered a gross overdevelopment. Concern at un-neighbourliness in view of proximity to neighbouring properties.  Overbearing for Draycott Terrace – unneighbourly. Contravenes OS9 of the NDP – retention of glimpsing views.  Inadequate parking – T2 of the NDP – contravenes.
3106	PA17/09568	Porthmeor Beach West, St Ives ( <i>Mr D Bonar St Ives Surf Lifesaving Club</i> )	Provision of covered store to rear of beach hut	Application supported in view of the purpose of the development being ancillary to the use of the beach, and no objection to the design and siting of the proposal.
3107	PA17/09767	Penray, Vicarage Lane, Lelant ( <i>Mrs Gwendoline Tomkins</i> )	Works to Sycamore tree	Support, provided supported by the Tree Officer.
3108	PA17/09778	Unit 18, John Fowler Holiday Village, Lelant ( <i>Mrs Claire Hensby</i> )	Application for removal of condition 2 in respect of decision notice W1/90/P/1077 to allow 12month holiday occupancy	Application supported.
3110	PA17/09825	Lamorna, 11 Barnoon Terrace, St Ives ( <i>Mr Wroe</i> )	Proposed alterations to dormers & installation of roof lights	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.
3111	PA17/09835	September, Steeple Lane, St Ives ( <i>Mr &amp; Mrs Perrott &amp; Reid</i> )	Construction of rear porch, alteration to window opening on NE elevation & replace wood store with garden building.	Application supported.

3112	PA17/09853	Land off Trenwith Lane & Land of Camaret Drive, St Ives (Mr Rob Wakeham Kier Living Limited)	Non-material amendment (no 5) for windows-900 windows change from single sash to two sash. 1800 wide windows change from two sash to three pane window. Cladding horizontal cladding to match exiting cladding added to stepped abutments of plots 17-18 & 19-20 to (PA15/03047) residential development comprising of 20 affordable dwellings with associated parking & gardens on land adjacent to Trenwith Lane; & 16 Blue Cedar Homes age restricted dwellings with associated parking, landscaping & communal gardens on land off Camaret Drive	<b><u>DETERMINED</u></b>
3113	PA17/09904	Former Monowai Hotel, Headland Road, Carbis Bay (Mr David Symonds Langsym Properties Ltd)	Non-material amendment (no3) for realignment of boundary retaining wall to SE patio-Apartment 2 to (PA16/00999) Variations of conditions 2,4 & 9 in relation to decision notice PA15/02980 – amended plans	Councillor Williams declared an Interest in this application, and withdrew from the meeting during its consideration.  No objection.
3114	PA17/10006	14 Trinity Watch, St Ives (Mr W Sparling)	Proposed additional storey on exiting garage, glazed covering to external driveway/courtyard & additional parking space to replace flower bed	Objection, concern at the design, overdevelopment, unneighbourly and overbearing. Noted with concern, lack of contextual drawings for this application.
3115	PA17/09057	The Baulking House, Hain Walk, St Ives (Mrs Louise Dowe)	Listed building consent for stabilisation of back wall shelter and replacement of asphalt sheets to roof	Noted that the town council is the applicant for this application.  Application supported.
3116	PA17/10104	5 Polmeor Close Carbis Bay, St Ives (Mr A Kevern)	Amendment to design of front elevation window in respect of PA17/03552	Councillors J Tanner and S Tanner each declared an Interest in this application, and withdrew from the meeting during its consideration. The Administrative Assistant declared an Interest in this item and withdrew from the meeting during its consideration.  Application supported.

3117	PA17/10304	Fairlights, Boskerris Crescent, Carbis Bay, St Ives <i>(Mr M Phillips and Miss M Schuck Phillips and Schuck)</i>	Works to existing bungalow including construction of first floor level with balcony to front and replace garage with two storey side extension. Raised decking to front.	<b>Strongest possible objection.</b> Overdevelopment, overlooking (unneighbourly), inappropriate materials. Lack of landscaping. <b>Request that the local ward member calls this application to committee.</b>
3118	PA17/10404	The Briar, Lelant, St Ives <i>(Mr Rothschild)</i>	Non-material amendment following grant of planning permission PA17/04307 in respect of the glazed link omitted and replaced with roof lights/window and W-03 enlarged for fire egress	Modest amendment.  Application supported.
3119	PA17/10082	Land S of Higher Stennack and NW of Joannies Avenue, Higher Stennack, St Ives <i>(Mr P Harris and Mrs J Powell)</i>	Application for non-material amendment in respect of Decision Notice PA15/0844 to include amendment of internal access road and orientation of plots 1 & 2	Access onto the site and orientation of the houses are more than non-material amendments and so believe a new application should be submitted.  Protect the footpath, in any event.