

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 14 September 2017 at 7pm.

PRESENT

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

COUNCILLORS

Glanville R	Nicholls C
Griffin J	Tanner J
Henry R	Williams T

IN ATTENDANCE

OFFICER

Support Services Manager
Administrative Assistant

APOLOGIES FOR ABSENCE – were received from Councillors A Mitchell, S Tanner, H Garood & C Chard

P.37 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 17 August 2017.

P.38 DECLARATIONS OF PERSONAL AND PREJUDICIAL INTERESTS (INCLUDING REASONS THEREOF)

Councillor Williams declared a non-registerable interest in item 3056 on the schedule, as the applicant is a family member and withdrew from the meeting during consideration of this item.

P.39 PUBLIC SPEAKING

Mike Bradbury attended to speak in support of application 3068 on the planning schedule, as being the architect.

Rachael Gaunt attended to speak in support of application 3047 on the planning schedule, as being the architect.

Ken Freer attended to speak in objection of application 3047 on the planning schedule, as being a neighbour.

Philip Brady attended to speak in support of application 3066 on the planning schedule, as being the applicant.

P.41 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.42 MAKING OF DEFINITIVE MAP MODIFICATION ORDER

(a) Wildlife and Countryside Act 1981 – Section 53
The Cornwall Council (Addition of a Footpath at Lelant Saltings, St Ives CP)
Modification Order 2017

RESOLVED – that the modification order be supported.

P.43 HOUSING INFRASTRUCTURE FUND

Cornwall Council are requesting local support for four infrastructure projects across Cornwall from central government, the information was circulated prior to the meeting and it was

RESOLVED that Councillors should respond to the request from Cornwall Council direct.

P.44 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.45 ITEMS FOR INFORMATION

None.

P.46 CORRESPONDENCE

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

P.47 EXCLUSION OF THE 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.”

Meting closed at 9.10p.m.

Chairman

Appendix A

St Ives Town Council

Planning Schedule for meeting date 14 September 2017

<i>Ref. No</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
3068	PA17/04396	Tregenna Castle Hotel, St Ives <i>(Tregenna Castle Hotel Ltd)</i>	Conversion, extension and change of use of existing squash and badminton courts to create 21 new hotel bedrooms	Application supported.
3047	PA17/07348	Land E of Carninney Farm, Carninney Lane, Carbis Bay <i>(Mr Danny Wilson Commprop Ltd)</i>	Detailed design of 30 residential units, including their appearance, landscaping, layout & scale. (Details following outline application PA15/05320 dated 08/01/16)	Strong objection, unneighbourly, overbearing & would cause overlooking. No flood risk assessment included. Gross over development, too much infill. No open space provision, which is contrary to Neighbourhood Plan policy H4. Also, contrary to policy BE12 the development is too high, should be no more than 1 ½ stories. Highway issues, dangerous access. The layout follows the road, should be the other way around. Request that this application be called to committee if the officer recommendation is for approval.
3066	PA17/08067	Trowan Farmhouse, trowan Lane, St Ives <i>(Mr Philip Mark Brady)</i>	Construction of a 15.700m x 7.900m timber frame, timber clad, agricultural implement shed for on-farm agricultural use, beneath a dual pitch roof clad in profile steel sheeting	Application supported.
3035	PA17/06781	Smeatons Fish & Chips, Wharf Road, St Ives <i>(Mr David Christophers)</i>	Advertisement consent for 2 internally illuminated projecting signs, left/right hand side of building and 3 internally illuminated fascia signs	Objection would cause light pollution, excessive lighting & signage. Contrary to Neighbourhood Plan policies BE1 & BE3.
3036	PA17/07100	5 Carthew Terrace, St Ives <i>(Mr Henry Fitzgerald)</i>	Variation of condition 5 in regards to W1/08-0032	Adhere to previous strong objection. Over development, unneighbourly, visually obtrusive, insufficient parking.
3037	PA17/04357	2 Pen Enys Terrace, St Ives <i>(Ms J Woolcock)</i>	Alterations to existing dwelling-dormer window & associated works & the creation of a detached annexe (revised scheme)	Application supported.

3038	PA17/07424	Land South of 70 Treverbyn Road, St Ives (<i>Ms Hayhurst</i>)	Sub-division of plot to form new dwelling at side of 70 Treverbyn Road	Objection, gross over development, poor design, unnecessary development. Unneighbourly, would cause overlooking. Insufficient amenity space & lack of car parking. Contrary to Neighbourhood Plan policies BE17 & T2
3039	PA17/07465	Moremi, St Ives Road, Carbis Bay (<i>Mr Robert Andrew</i>)	Extension to include raising ridge height for loft conversion & raised decking to rear	Application supported provide not unneighbourly.
3040	PA17/07709	Porthminster Kitchen, Wharf Road, St Ives (<i>Porthminster Beach Services</i>)	Replacement of second floor front elevation doors & windows & balcony balustrade	Objection the balustrade should remain. Inappropriate materials. Adverse effect on the existing & the Conservation Area. Contrary to Neighbourhood Plan policy BE1.
3041	PA17/07711	Porthgwidden Beach Café, Porthgwidden, St Ives (<i>Porthgwidden Beach Café</i>)	Alteration to create outside seating area on side (south) elevation	Application supported provided appropriate local materials used, except objection to the chrome rail.
3042	PA17/07725	Highmead, Steeple Close, St Ives (<i>Mr & Mrs Smith</i>)	Single storey, front & side extensions to dormer bungalow	Application supported provided adheres to Neighbourhood Plan Policies BE6 & GD 1 policies.
3043	PA17/07779	Tresillian, Orange Lane, St Ives (<i>Mr R Mills</i>)	Dormer window to South elevation	Application supported.
3044	PA17/07821	1 Ivy Mount, Fore Street, Lelant (<i>Mark Creitzman</i>)	Demolition of existing lean-to extension & construction of new single-storey extension	Application supported provided wood windows in the Conservation Area.
3045	PA17/07903	Hideaway, Street An Pol, St Ives (<i>Mr John Lewis</i>)	Increased ground floor extension with partial first floor extension	Application supported provided wood windows & doors in the Conservation Area.
3046	PA17/06241	Polmanter Caravan Park, Halsetown	Erection of a 250kwp ground mounted pv array with associated plant & services	Objection, the application should be resubmitted with a landscape impact assessment included, but do welcome a renewable energy project.
3048	PA17/07425	6 Polmeor Close, Carbis Bay (<i>Mr Little</i>)	Construction of a side extension & loft conversion including dormer to rear & two smaller dormers to front, one with small balcony	Application supported provided not unneighbourly.
3049	PA17/07490	Halwell, Fore Street, Lelant (<i>Mr P Hale</i>)	T1 Monterey Cypress, planning to reduce height from 20m to 16m	Application supported provided the Tree Officer approves.

3050	PA17/07644	51 Back Road East, St Ives (Mr Alan Read)	Internal alterations, install wood burner, replacement guttering, re-instatement of front window & replacement rear window	Application supported provided the rear window is wood & the Conservation Officer approves.
3051	PA17/07645	51 Back Road East, St Ives (Mr Alan Read)	Listed building consent for internal alterations, install wood burner, replacement guttering, re-instatement of front window & replacement rear window	Application supported provided the rear window is wood & the Conservation Officer approves.
3052	PA17/07687	Land NE of 59 Trelawney Avenue, St Ives (Mount Lidden Ltd)	Construction of 2 dwellings & associated works	Objection poor design & materials. Over development. Does not conform with minimum national space standards. Contrary to Neighbourhood Plan policies BE17 & T2
3053	PA17/08017	Dawn Cottage, Towednack Road, St Ives (Professor Alan Carter)	Conservatory replacing porch, garage extension with new pitched roof & replacement outbuilding	Application supported.
3054	PA17/08237	Crock O Dumplins, 1 Porthmeor Road, St Ives (Mr Adam Driscoll)	Proposed rear dormer & proposed enlarged front dormer	Application supported to rear dormer is reduced in size which is contrary to Neighbourhood Plan policy BE8.
3055	PA17/08122	Avon Cottage, St Ives Road, Carbis Bay (Mr G Orr)	Non-material amendment (No 1) for removal of masonry mullions in bay window to (PA15/09361) Construction of attached dwelling-Revised scheme of PA15/05493	Application supported.
3056	PA17/07554	Whitewaves, 4 Sea View Terrace, St Ives (Ms Sarah Williams)	Certificate of lawfulness for existing use as dwelling	No objection.
3057	PA17/08175	1 Carbence Cottages, St Ives Road, Carbis Bay (Mr & Mrs Frankell)	Small extension to front & infill extension at rear including balcony & garden room	Objection, plans unclear please resubmit.
3058	PA14/08336	Gowna Rock, Beach Road, St Ives (Mr & Mrs Williams)	Widened dropped kerb & drive, with new Juliet balcony balustrade fitted to existing sliding doors	No objection.
3059	PA17/07977	Silver Origins, 1 Fore Street, St Ives (Mr M Price Langtayen Properties Ltd)	Slate cladding to side elevation & replacement of six windows to front & side	Application supported provided the Conservation Officer approves.

3060	PA17/07172	Wheal An Dour, Trevalgan Road, St Ives (<i>Mr Guy Litchfield</i>)	Construction of domestic garage/office/store & amended access (to serve single dwelling approved under permission ref W1/09-0054)	Application supported.
3061	PA17/07418	Queens Hotel, High Street, St Ives (<i>Johanna Bond St Austell Brewery Company Ltd</i>)	Listed building consent for renewal of roof to hotel	Application supported provided the Conservation Officer approves.
3062	PA17/07972	Land Adj to white House, Towednack Road, St Ives (<i>Mr Jimmy Stevens</i>)	Proposed detached dwelling & associated works-revised design of PA15/12078	Application supported in line with planning officer's comments.
3063	PA17/08397	Chiverton Lodge, The Saltings, Lelant (<i>Mr Keith Judkins</i>)	Various tree works	Objection no valid reason to fell trees, please refer to the Tree Officer.
3064	PA17/08023	Deep Water, Hain Walk, St Ives (<i>Mr & Mrs Reynolds</i>)	Demolition of existing dwelling & garage & erection of new dwelling & integral garage including proposed new swimming pool & minor amendments to existing planning approval PA	Application supported.
3065	PA17/08363	The Studio, Barn a Woon, St Ives (<i>Mr Dickson</i>)	Single storey rear extension with balcony, refurbishment & replacement flat roof (revised plans-balcony reduced)	Application supported
3067	PA17/07876	Carninney Farm, Carninney Lane, Carbis Bay (<i>Mr Kelly</i>)	Variation of condition 3 (plans approved) of decision PA15/11392 to allow minor material amendments – re-siting of the building & re-positioning of windows & external doors	Objection design should respect the original farm buildings excessive glazing & fenestration.
3068	PA17/07070	Talisman, Strawberry Lane, Lelant (<i>Mrs Gwyneth Hampson</i>)	Construction of an ancillary annexe	No objection.
3069	PA17/08344	8 Poltreen Close, Carbis Bay (<i>Mr Lund</i>)	Demolition of existing bungalow and construction of 8 homes (amended proposal PA16/03970)	Request an extension of time.

