

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 17 August 2017 at 7pm.

PRESENT

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

COUNCILLORS

Garrod H
Griffin J
Henry R

Nicholls C
Williams T

IN ATTENDANCE

OFFICERS

Support Services Manager
Administrative Assistant

APOLOGIES FOR ABSENCE – were received from Councillor Mitchell A, Tanner S, Glanville R, Tanner J, Chard C

P.28 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 20 July 2017.

P.29 DECLARATIONS OF PERSONAL AND PREJUDICIAL INTERESTS (INCLUDING REASONS THEREOF)

Councillor Williams declared a non-registerable interest in item 3013 on the schedule, as the applicant works for her family and withdrew from the meeting during consideration of this item.

Councillor Lait declared a non-registerable interest in item 3013 on the schedule, as being a friend of the applicant and withdrew from the meeting during consideration of this item.

P.30 CHAIRMAN'S ANNOUNCEMENTS.

None.

P.31 PUBLIC SPEAKING

Mr Harper attended to speak in support of application 3013 on the planning schedule, as being the agent.

P.32 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.33 NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW GROUP

- (1) Approval of Terms of Reference
- (2) Officer support and other resources
- (3) Neighbourhood Plan review
- (4) Action Plan

RESOLVED – that the Terms of Reference be approved. To continue with meetings with Town Council staff & Councillors helping with minutes and administration. The review to take place after the first year of the adoption of the plan, Councillor Lait is at present reviewing all the decisions made by Cornwall Council. The Action Plan is ongoing.

P.34 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.36 CORRESPONDENCE

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

Meting closed at 8.30pm

Chairman

Appendix A

St Ives Town Council Planning Schedule for meeting date 17 August 2017

<i>Ref. No</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
3013	PA17/06647	Hair by Frank, Tregenna Hill, St Ives <i>(Mr Harper TCHP & Trelyon Estate Ltd)</i>	Application for display of an advertisement sign, namely the siting of 2 new wall advertising boards 0.6m wide x 0.9m high, & repositioning of existing wall advertising board (used for local & charitable advertisements)	Application supported.
3012	PA17/06032	Little Shepherds Cottage, Wheal Speed, Carbis Bay, St Ives <i>(Mr and Mrs S Vanderplank)</i>	Application for variation of condition 2 in respect of Decision Notice PA16/07405 to allow occupancy for family and for holiday let use only	Objection in line with the Planning Officers comments.
3014	PA17/06302	Wood Cottage, Hain Walk, St Ives <i>(Mr Clive Morris)</i>	Various tree works	Application supported in line with the Tree Officer comments.
3015	PA17/06187	1 Restcot, Tyingham Road, Lelant <i>(Mrs Quita Clark)</i>	Proposed new dwelling with parking & garden	Objection over development of the site & inappropriate development. Access issues would cause a possible highway danger. Could affect a public right of way. Does not comply to the national housing standard, this is a substandard property. Contrary to Neighbourhood Policies GD1 & B13.
3016	PA17/06512	15 Fore Street, St Ives <i>(Mr Tyler)</i>	Replacement shopfront	Application supported but would really appreciate if the applicant would reinstate another bracket where one used to be, to reinstate the shop front as it used to be.
3017	PA17/06708	14 Richmond Place, St Ives <i>(Mrs Gill)</i>	Proposed creation of parking space	Strongest possible objection, this is an end of terrace garden & it should remain. Would destroy the integrity of the terrace & would set a dangerous precedent. The proposed parking space is not big enough & would cause access issues. Contrary to Neighbourhood Plan Policy BE5. Request that this application be called to committee if the officer recommendation is for approval.

3018	PA17/06741	Treventon, Burthallan Lane, St Ives (<i>Mr David Jacques</i>)	The proposal is for the refurbishment & extension of an additional storey to the dwelling. Footprint, access, gardens & parking will stay as existing	Objection, gross over development of the footprint, overbearing & out of keeping in context of the existing. Roofline to large, contrary to neighbourhood Plan Policy GD1.
3019	PA17/06746	Fernhill House, St Ives Road, Carbis Bay (<i>Mr Steve Hewlett</i>)	Works to Oak tree	Application supported provided the Tree Officer approves.
3020	PA17/06069	Digey Flats & 10, 12, 16 & 20 Virgin Street, St Ives (<i>Mr Caius Simmons DCH Group</i>)	Replacement doors	Application supported provided the Conservation Officer approves.
3021	PA17/06209	Shoreline, Beach Road, Carbis Bay (<i>Mr & Mrs J Wadley</i>)	Provision of car parking space with external store below & associated work to include replacement external steps	Objection, detrimental to the street scene, unneighbourly, overbearing & possible environmental impact.
3022	PA17/06254	Leach Pottery, Higher Stennack, St Ives (<i>Miss Libby Buckley Leach Pottery</i>)	Replacement of rotten window frames with new wooden frames (old frames are wooden) to look the same. Change single glaze to double glazing	Application supported provided the Conservation Officer approves.
3023	PA17/06255	Leach Pottery, Higher Stennack, St Ives (<i>Miss Libby Buckley Leach Pottery</i>)	Listed building consent: Replacement of rotten window frames with new wooden frames (old frames are wooden) to look the same. Change single glaze to double glazing	Application supported provided the Conservation Officer approves.
3024	PA17/06595	Downsfield, Longstone Hill, Carbis Bay (<i>Mr & Mrs Palmer</i>)	New shepherd's hut. Conversion of garage to further bed & breakfast accommodation. Juliette balcony to the first floor North East elevation	Objection to the loss of garage would cause loss of car parking on a busy main road. Unnecessary development & contrary to Neighbourhood Plan Policy BE17.
3025	PA17/06621	The Beach House, Beach Road, Carbis Bay (<i>Mr Jonathon Sally Together Money</i>)	Certificate of lawfulness existing use: Construction of a dwelling house under application 09-0616-P	No objection.
3026	PA17/06697	Bahia, Tregos Road, Carbis Bay (<i>Miss Dorothy King</i>)	Single storey outbuilding	Withdrawn.
3027	PA17/06897	Land Adj to Trelawne Porthrepta Road, Carbis Bay (<i>Mr Roger Clough</i>)	Construction of new dwelling	Objection, inappropriate design, should be more sympathetic siting within the site. Should be conditioned with Neighbourhood Plan Policy H2.

3028	PA17/07290	8 Hellesvean Close, St Ives (<i>Mr & Mrs Hosking</i>)	Rear single storey extension with raised decked area, rear dormer extension & two roof lights to front elevation	No objection provided not unneighbourly.
3029	PA17/07463	Trendreath, Lower Lelant (<i>Miss Emma-Jane Kirtland</i>)	Replacement of railings	Application supported provided the Conservation Officer approves.
3030	PA17/04764	Trendreath, Lower Lelant (<i>Miss Emma-Jane Kirtland</i>)	Listed building consent for the replacement of railings	Application supported provided the Conservation Officer approves.
3031	PA17/06780	Smeatons Fish & Chips, Wharf Road, St Ives (<i>Mr David Christophers St Ives Restaurants</i>)	Proposal to alter existing window style & size to 1 st floor restaurant. Remove existing hung slate & replace with new square edge hung slate. Upgrade all fascias & soffits inc downpipes. Remove door to RH GND floor unit & extend shopfront across in matching style to existing	Application supported, but would request the use of Cornish slate.
3032	PA17/06982	Dame Barbara Hepworth Museum Studio, Barnoon Hill, St Ives (<i>Barbara Hepworth Museum</i>)	Replacement of existing timber windows	Application supported.
3033	PA17/07472	Eden Cottage, Access to the White House, The Valley, Carbis Bay (<i>Mr Pettit</i>)	Single-storey orangery side extension, detached store with roof terrace, front porch, side porch canopy & internal alterations	No objection in principle, but have concerns about the potential loss of character, inappropriate development & does not diminish the historical character of the building.
3034	PA17/04441	Lifeboat Inn, Wharf Road, St Ives (<i>Mr Shuffleboatham St Austell Brewery Ltd</i>)	Renewal of roof covering 4no pitches. New felt, battens & Spanish slate 400mm x 200 mm dry laid	Application supported provided traditional materials used & should be wet laid slate in the Conservation Area. Should be conditioned with Neighbourhood plan Policy BE2.