

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 20 July 2017 at 7pm.

PRESENT

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

COUNCILLORS

Garrod H	Nicholls C
Glanville R	Tanner J
Henry R (until item 3004 at 8.29pm)	Tanner S
Mitchell A	Williams T

IN ATTENDANCE

Councillor J Griffin.

OFFICERS

Town Clerk  
Administrative Assistant

APOLOGIES FOR ABSENCE – were received from Councillor C Chard.

P.20 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 22 June 2017.

P.21 DECLARATIONS OF PERSONAL AND PREJUDICIAL INTERESTS (INCLUDING REASONS THEREOF)

Councillors Henry, Mitchell, Nicholls, Williams and Symons each declared an Interest in application no. 2986 (Tate Gallery) due to their participation on groups associated with the Tate, and withdrew from the meeting during consideration of this item.

Councillor Symons declared an Interest in application no. 2994 as her property neighbours the application site.

Councillor S Tanner declared an Interest in application no. 3004 as a friend of the applicant.

P.22 CHAIRMAN'S ANNOUNCEMENTS

Members were reminded that under standing orders, Councillors are permitted to speak for 3 minutes only, and may speak once, unless under the Committee Chairman's express discretion.

P.23 PUBLIC SPEAKING

2980 14 Richond Way – Carbis Bay – the applicant spoke to explain the proposed changes to the property, steps taken to address concerns of neighbours, and that the current property is the only in the area that has not previously been extended.

2980 A speaker on 14 Richmond Way noted strong objection previously by this committee on grounds of being unneighbourly and overbearing. Still has concerns at the revised proposals in view of potential overlooking and an overbearing building which would feel oppressive to its near neighbours.

2984 – Uplands, Higher Stennack – the speaker set out their concerns at the number of apartments proposed in the application. Also concern at the increase in traffic.

3007 . Salubrious House. An objector set out concerns – object – garden grabbing, preservation of sycamore tree (TPO), overlooking of neighbouring properties and increased footfall along the private lane. Massively overbearing and will be visible from the harbour. Loss of light to neighbouring properties. Referred to S3 and S4 in the neighbourhood plan

3000 - 2 Fern Glenn – described as a lovely old studio, applicant seeking to repair and restore it as a working studio. Repair and replacing with sympathetic materials. The intention was to retain as a studio and occasional use by daughter – not for letting.

P.24 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.25 NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW GROUP

This item was deferred until the next meeting.

P.26 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.27 CORRESPONDENCE

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

Meting closed at 8.55pm

Chairman

St Ives Town Council  
 Planning Schedule for meeting date 20 July 2017

<i>Ref. No</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
2980	PA17/04014	14 Richmond Way, Carbis Bay (Mr P Vaughan)	Raised ridge with rear dormer to enable loft conversion, single storey rear extension, widening of dropped kerb and drive	<b>Application supported.</b> The Council notes the amendments made to the original application and in view of planning officer advice that the revised proposal was sufficiently more acceptable and had reduced the impact to neighbours to such an extent that the application is <b>supported</b> .
2984	PA17/05238	Uplands, Higher Stennack, St Ives (Mr Pickard)	Two-storey rear extension, conversion to 4no. apartments, construction of Carport with Workshop over at the rear	<b>Objection.</b> Considered to be an overdevelopment of the site, too great a level of intensification of use, lack of external amenity area. Inadequate parking.  Contrary to St Ives Neighbourhood Plan policies GD1, BE10 and T2.  <b>Request that the application be brought to committee if the planning officer is minded to support this application under delegated powers.</b>
3007	PA17/06010	Salubrious House, Salubrious Place, Fore Street, St Ives (Mr and Mrs J Whitehead)	Two proposed work/live units for creatives	<b>Objection.</b> Concern that the design of the proposal would not be in keeping and would have an adverse impact on the garden area. Proposed materials are alien to the area and would be of concern.  <u>Contrary to NDP policies:</u> BE1 and BE17, GD1. Questioned possible damage to the tree, contrary to policy OS3

				<b>Request that the application be brought to committee if the planning officer is minded to support this application under delegated powers.</b>
3000	PA17/06105	2 Fern Glen, St Ives, <i>(Mr and Mrs Frears Hogg)</i>	Retention and completion of refurbishment of 'Fern Glen Studio' Artist's Studio.	<b>Supported</b> – work to preserve a historic building in a manner sympathetic to the area.
2981	PA17/04500	10 Wheel Speed Road, Carbis Bay <i>(Mr and Mrs Ward)</i>	Domestic extension to form first floor accommodation including dormer windows and balcony	<b>Objection – the plans are not fit for purpose.</b> Concern at the quality of the plans available. Request that drawings be re-submitted in order that meaningful comment may be made. No context, dimensions, sense of scale, inadequate in terms of presentation.
2982	PA17/04852	Wharf Post Office, 4 Chy An Chy, Fore Street, St Ives <i>(Mr Paul Cowell Euronet Worldwide)</i>	Installation of Euronet NCR self serv 26 ATM as a through glass installation to the Wharf Post Office front elevation right hand window	<b>Application supported</b> as there is a need for an ATM in the area and take the view that this overrides the historic character of the area.
2983	PA17/04853	Wharf Post Office, 4 Chy An Chy, Fore Street, St Ives <i>(Mr Paul Cowell Euronet Worldwide)</i>	Application for Consent to display an advertisement sign namely the siting of 1 internally illuminated static fascia sign	<b>Application supported.</b> Although questioned the need for signage and suggested seeking the views of the Conservation Officer. Noted the minimal nature of the illuminated sign, and the importance of the service.
2985	PA17/05441	BT Broadband Cabinet , High Street, St Ives <i>(Mr Jon Furnues BT Payphones)</i>	Replacement and upgrade of existing public telephone kiosk combining public telephone service and ATM service	<b>Application supported,</b> noting that this is in place of an existing phone box.
2986	PA17/05452	Tate Gallery, Porthmeor Beach, St Ives <i>(Mr Matthew Whittaker Jamie Fobert Architects)</i>	Variation of condition 3 in respect of decision PA15/01701 to allow amendments to proposed security gates	Councillors Mitchell, Henry, Williams, Nicholls and Symons each declared an interest due to participation on Tate groups, and withdrew from the meeting for this item.. Councillor Lait chaired the meeting for this item.  <b>No objection,</b> subject to there being no concerns raised by the planning officer.

2987	PA17/ 05460	Boskie, 18 Ayr Terrace, Alexandra Road, St Ives <i>(Mr A and Mrs E L Baragwanath)</i>	Single storey rear extension	Noted an error in the address (not Alexandra Road). <b>Application supported</b> – considered a minor addition with no apparent significant issues of concern.
2988	PA17/ 05613	37 Higher Boskerris, Carbis Bay, St Ives <i>(Mr S Uren)</i>	Increase size of single storey extension on front elevation from 2000mm x 3000mm to 3000mm x 3000mm. Install glass lean to roof.	<b>No objection</b> , considered a minor addition.
2989	PA17/ 05406	1 Restcot, Tyingham Road, Lelant <i>(Ms Clark)</i>	To carry out repairs to existing render, scratch coat, re-render to a cottage style, with the effect of ‘paint on stone’, paint a pale grey colour/grey white. Paint windows mid grey. The existing house has been extended over the years and pebble dashed. The pebble dash render is sub-standard, water is penetrating, causing damp inside. The windows are currently PVC rosewood effect and unattractive.	<b>Application supported</b> , and request that this application be referred to the Conservation Officer.
2990	PA17/ 05464	3 Higher Trewidden Road, St Ives <i>(Mrs S Makhlouf)</i>	Enclosure of existing balconies at roof level to create additional living space.	<b>No objection.</b>
2991	PA17/ 05663	Hayeswood, Burthallen Lane, St Ives <i>(Mr Russell Brragwanath)</i>	Erection of two semi-detached dwellings – amendment to approved design PA16/08836	<b>No objection.</b>
2992	PA17/ 05629	Timmins, Headland Road, Carbis Bay, St Ives <i>(Mr and Mrs I Alford)</i>	Proposed rear balcony for domestic property.	<b>Application supported</b> , provided that it will not result in overlooking of neighbouring properties.

2993	PA17/05716	Meor, Flat 1, 19 Ayr Terrace, Alexandra Road, St Ives ( <i>Mr and Mrs Hayward</i> )	Single storey rear extension including replacement garage.	Note error on address – not Alexandra Road. <b>No objection.</b>
2994	PA17/06054	Land ESE of Higher Trenowth, Longstone Hill, Carbis Bay ( <i>Vodafone Ltd</i> )	Proposed base station installation at CTIL241559_VF13228_TEF51133	<p>Councillor Symons declared an Interest as a neighbour to the application site, and withdrew from the meeting. Councillor Lait chaired the meeting for this item.</p> <p>It was noted that when considering the prior notification, the previous planning officer had. The town council had previously objected at that stage and the pre-application had been refused by the previous case officer: <i>by reason of open elevated nature of site, bulky sign, demonstrable harm in the landscape which would outweigh the benefits of mobile phone coverage in the area.</i></p> <p><b>Object – adhere to previous strongest possible objections, plus:</b> Vodafone Ltd have not presented evidence of the need for the proposed base station.</p> <p><b>Request that this application be brought to committee for decision should the case officer be minded to approve it – especially in view of the comments of the town council to the pre-application, and the original refusal of the previous case officer.</b></p>
2995	PA17/05076	Chy An Chy, Parc An Forth, St Ives ( <i>Mr D Tremelling</i> )	Retention, alteration and completion of obscured glass and polished steel screen around part of existing flat roof	<b>Application supported,</b> provided that it is not unneighbourly (overlooking).
2996	PA17/05547	Seasalt Cornwall, 4 Fore Street, St Ives ( <i>Mr Aaron Morgan</i> )	Application for Consent for display of Advertisement signs, namely the siting of new non-illuminated fascia sign and non-illuminated protecting sign for	<b>Application supported.</b>

			rebranding of the existing Seasalt store.	
2997	PA17/06014	Seasalt Cornwall, 4 Fore Street, St Ives ( <i>Mr Aaron Morgan</i> )	Application for Listed Building Consent for the siting of new non-illuminated fascia sign and non-illuminated protecting sign for rebranding of the existing Seasalt store, and redecoration of exiting exterior shopfront (painting shopfront Stiffkey Blue)	<b>Application supported.</b>
2998	PA17/06196	Seasalt Cornwall, 4 Fore Street, St Ives ( <i>Mr Aaron Morgan</i> )	Application for retrospective consent for the redecoration of existing exterior shopfront from 'Lulworth Blue' to 'Stiffkey Blue' and replacement signage.	<b>Application supported.</b>
2999	PA17/05662	Rocky Close, Burthallen Lane, St Ives ( <i>Mr Russell Baragwanath</i> )	Replacement of existing single storey extension with a two- storey extension.	<b>Objection</b> – contrary GD1 and BE10, noting the volume of the existing in comparison to the proposed.
3001	PA17/06059	Land SE of Bella Vista, Pen An Gwel, St Ives ( <i>Mrs J Hatton</i> )	Proposed new dwelling to the rear of Bella Vista (Resubmission of application no PA17/02168 dated 05/05/17)	<b>No objection</b> (noting that this should be subject to Policy H2 of the St Ives Neighbourhood Plan.
3002	PA17/06184	Chynance, Tren crom Lane, Carbis Bay ( <i>Mr &amp; Mrs L Scott</i> )	Rear single storey extension to dwelling	<b>Application supported.</b>
3003	PA17/06244	Kernow, Boskerris Road, Carbis Bay ( <i>Mr Gary Bateson</i> )	Seeking permission to re coppice multi stem Ash tree. Due to outgrowing location.	Request that this application be referred to the Tree Officer for opinion.
3004	PA17/06352	Hayswood, Burthallan Lane, St Ives ( <i>Mrs Kerris Baragwanath</i> )	Amendment sought to application PA14/10435 (erection of a single storey extension with accessible roof terrace incorporating a rooflight, & ground	Councillor S Tanner declared an Interest in this item as a friend of the application, and withdrew from the meeting for this item. <b>No objection.</b>

			floor terrace) to replace approved window with door on South West elevation at ground floor level PA14/10435: Erection of a single storey extension with accessible roof terrace incorporating a rooflight, & ground floor level	
3005	PA17/05878	Penray, Vicarage Lane, Lelant (Mrs Gwendoline Tomkins)	Removal of Sycamore tree, & removal of branches on 3 other Sycamore trees	Concern that there was very little information included in the planning application.  <b>No objection</b> , provided that the Tree Officer has no concerns.
3006	PA17/06213	The Tide House, 77 Back Road East St Ives (Mr D Coskie)	Listed Building Consent for the replacement of slate cladding on the rear and west side elevations	<b>Application supported.</b>
3008	PA17/06430	Boswartha, Church Road, Lelant (Mr M Nankervis Evolve Tree Consultancy)	Remove Lawsons Cypress T1	<b>No objection</b> , provided that the Tree Officer has no concerns.
3009	PA17/06375	Lamorna, St Ives Road, Carbis Bay (Mr P Murray)	Raising of existing ridge with replacement roof, dormer with balcony, front and rear extensions. Additional garage and parking to rear	<b>Application supported.</b>
3010	PA17/05474	The Old Police House, Longstone Hill, Carbis Bay (Mrs F Cheyne)	Self- contained domestic annexe	<b>Objection.</b> Policy H2 of the St Ives Neighbourhood Plan should be applied. Concern that this was not listed as a retrospective application. Concern at the poor standard of the plans provided – insufficient quality. Contrary to BE12 and B17 (development in gardens) <b>Request that this application be called to committee should the case officer be minded to approve this application.</b>
3011	PA17/	Standing Stone Stables, Lelant	Erection of stables and livery buildings	<b>Application supported</b> , provided that the County Land Agent



	06201	<i>(Mr and Mrs M Stevens)</i>	and mixed use of land for the keeping of horses and agriculture (retrospective)	confirms that the scale of the built development is
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	<b>Not supported</b> – require the application to adhere to H2 of the St Ives Neighbourhood Plan (principal residence).