

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 22 June 2017 at 7pm.

PRESENT

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

COUNCILLORS

Garrood H	Nicholls C
Henry R	Symons J
Lait R	Tanner J
Mitchell A	Tanner S
	Williams T

OFFICERS

Support Services Manager  
Clerical Assistant

APOLOGIES FOR ABSENCE – Glanville R,

P.11 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 25 May 2017.

P.12 DECLARATIONS OF PERSONAL AND PREJUDICIAL INTERESTS (INCLUDING REASONS THEREOF)

Councillor Williams declared a non-registerable interest in item 2973 on the schedule, as being a business associate of the applicant and withdrew from the meeting during consideration of this item.

Councillor Lait declared a non-registerable interest in item 2973 on the schedule, as being a friend of the applicant and withdrew from the meeting during consideration of this item.

P.13 PUBLIC SPEAKING

Mr Lewis attended to speak in objection of application 2974 on the planning schedule, as being a neighbour.

Mr Bradley attended to speak in support of application 2975 on the planning schedule, as being the agent.

Ms Woolcock attended to speak in support of application 2955 on the planning schedule, as being the applicant.

P.14 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.15 NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW GROUP

- (1) Approval of Terms of Reference
- (2) Officer support and other resources
- (3) Neighbourhood Plan Review – items for update/decision
- (4) Action Plan – items for update/decision

RESOLVED – that the item deferred to the next meeting.

P.16 HAYLE NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION

A link to the Hayle Neighbourhood plan was circulated prior to the meeting and following a discussion it was

RESOLVED – that the report be noted and to wish Hayle all the best with their Neighbourhood Plan.

P.17 STREET TRADING APPLICATION – MR ANDREW PAGE – PORTRAIT ARTIST

A Street Trading Application from Mr Andrew Page to draw portraits at Chy An Chy St Ives and 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. It would cause an obstruction. Other businesses provide such a service in the area who pay business rates and the BID levy.

P.17 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.18 CORRESPONDENCE

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

P.19 EXCLUSION OF 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.”

Meeting closed at 8.40pm

Chairman

St Ives Town Council  
 Planning Schedule for meeting date 22 June 2017

<b>Ref. No</b>	<b>CC Ref.</b>	<b>Site (Applicant)</b>	<b>Proposal</b>	
2974	PA17/05131	Island View, Porthrepta Road, Carbis Bay (Mr Richard Rogers)	Demolition of dormer bungalow, construction of replacement dwelling	Strongest possible objection, gross over development, unneighbourly & would cause overlooking. Inappropriate design, mass bulking & not sensitive to its surroundings. Contrary to Neighbourhood Plan Policy GD1. <b>Request that this application be called to committee if the officer recommendation is for approval.</b>
2975	PA17/05153	Sheaf of Wheat Inn Chapel Street, St Ives (Mr Adam Luck St Austell Brewery)	Demolition of existing public house & apartment & erection of 5 terraced dwellings, including 3 parking spaces	Application supported provided 4 of the new dwellings are conditioned with Neighbourhood Plan Policy H2.
2955	PA17/04357	2 Pen Enys Terrace, St Ives (Ms J Woolcock)	Alterations to existing dwelling dormer window & associated works & the creation of a detached annexe	Application supported apart from an objection to the dormer on the front elevation which is out of keeping with the existing & the surrounding area.
2953	PA17/03481	Land E of Badgers Holt, Nance, Trink (Mr & Mrs Morrison)	Proposed conversion of existing outbuilding to new residential dwelling at land to Badgers Holt	Application supported.
2954	PA17/04362	Henliston, Boskeriis Crescent, Carbis Bay (Mr M Lisle)	Proposed first floor & ground floor extension incorporating balcony & side dormer (amendment to approved application PA15/08202)	Objection, over development, contrary to Neighbourhood Plan Policy GD1.
2956	PA17/04786	2 Albert Place, Albert Road, St Ives (Mr & Mrs Hamm)	Proposed rear extension with balcony above, internal alterations & extension of second floor balcony & flat roof dormer	Objection, detrimental effect on the property & the character of the terrace.
2957	PA17/04961	2 Albert Place, Albert Road, St Ives (Mr & Mrs Hamm)	Listed building consent for proposed rear extension with balcony above, internal alterations & extension of second floor balcony & flat roof dormer	Objection, detrimental effect on the property & the character of the terrace.

2958	PA17/04144	Colin Evans Gallery, St Andrews Street, St Ives <i>(Ms Therese Wittcomb &amp; Charlotte Wise)</i>	Application for advertisement for a hanging sign	Application supported provided no objection from highways.
2959	PA17/04396	Tregenna Castle Hotel, St Ives <i>(Tregenna Castle Hotel Ltd)</i>	Conversion, extension & change of use of existing squash & badminton courts to create 21 new hotel bedrooms	Strongest possible objection, it does not reflect the existing character of the adjacent Listed Building & landscape. Lack of a pre-application meeting with the Town Council urge the applicant to talk to the Town Council. <b>Request that this application be called to committee if the officer recommendation is for approval.</b>
2960	PA17/03828	22 Wesley Place, St Ives <i>(Mr B Degnan)</i>	Install a balustrade around balcony perimeter of rear single storey extension	No objection provided not unneighbourly.
2961	PA17/04388	7 Umfula Place, St Ives <i>(Miss K Emsley)</i>	Rebuild altered single storey extension to rear elevation & create outside amenity space	Application supported provided not unneighbourly.
2962	PA17/04609	Venwyn, Laity Lane, Carbis Bay <i>(Mr Adam Barber)</i>	Retrospective planning permission for a stable & change of use for land surrounding stable from agricultural to equestrian use	Objection, over development & would set a dangerous precedent.
2963	PA17/04952	Longships Hotel, Talland Road, St Ives <i>(PSI Property Ltd)</i>	Non-material amendment-roof scape amendment, removal of chimney, exiting window to be retained, angled projection bay window with hung slate, rendered solid balustrade to match façade, existing extension to be retained & extended at ground floor level, velux balcony roof lights omitted on south elevation, proposed door removed & proposed re-configuration of approved windows to PA15/10208	Objection, this is not a non-material amendment, should be a new application please re-submit. Should be no loss of chimney which is contrary to Neighbourhood Plan Policy BE5.
2964	PA17/04989	Penylan, 13 Hellesvean Close, St Ives <i>(Mr Mark Nankervis Evolve Tree Consultancy)</i>	Works to trees subject to a tree preservation order. Raise canopy of one Monterey Cypress to six metres above ground level. Remove large deadwood from two Monterey Cypress in lower seven meters of both trees. Raise canopy of four Beech trees to five metres above ground level	Application supported provided the Tree Officer approves.

2965	PA17/05003	Rosemerryn, Kew Vean, Carbis Bay (Mr Mark Nankervis Evolve Tree Consultancy)	Works to a tree subject to a tree preservation order, Raise canopy of Sycamore to five metres above base of tree	Application supported provided the Tree Officer approves.
2966	PA17/04630	Land Off Trenwith Lane & Camaret Drive, St Ives (Mr Darren Wills)	Non-material amendment (NMA3) for substitution of slate roof tiles for slate effect composite tiles to PA15/03047	No objection.
2967	PA17/02060	10 Higher Boskerris Carbis Bay (Mr N Rickard)	Single storey extension to front, loft conversion with front & rear dormers, balcony to front. Construct external store. Replace fence with lock walls	Objection to the extension at the front, would be unneighbourly.
2968	PA17/04179	Zion Community Church, Fore Street St Ives (Mr Tim Dennick)	Consent to display 2 non-illuminated signs	Application supported.
2969	PA17/04460	Moorside, Carninney Lane, Carbis Bay (Mr & Mrs P Bunten)	Replacement of garden shed with larger domestic office	Application supported provided conditioned as office use only & non-residential.
2970	PA17/04704	1 Carbence Cottages, St Ives Road, Carbis Bay (Mr & Mrs Frankell)	Small extension & new ramp access to rear infill extension, plus additional parking bay. Proposed balcony on the north-west elevation	Application supported provided Highways approve.
2971	PA17/02515	Cordyline Croft, The Belyars, St Ives (Mr R Fletcher)	Variation of condition 2 (materials for external surfaces) & condition 10 (approved plans) in respect of decision W1/09-0922 (Appeal decision APP/D0840/A/10/2129471 dated 11.11.10) for construction of two apartment blocks to house 12 residential units & associated works	Objection should be stone cladding.
2972	PA17/04978	Abbey Springs, Abbey Hill, Lelant (Mr J Barnes)	Remove Ash and canopy raise Sycamore	Application supported provided the Tree Officer approves.
2973	PA17/05127	Sunlea Chalet, Wheal Speed, Carbis Bay (Mr & Mrs JP Harper)	Variation of condition 2 (approved plans condition) in respect of decision PA12/02128 dated 18.05.12 (Demolition of chalet dwelling & construction of replacement)	Application supported.
2976	PA17/05221	Tregue, Little Trevarrack, Laity Lane, Carbis Bay (Mr & Mrs A Snook)	Formation of garden room & detached double garage	No objection.

2977	PA17/05235	Hotel St Eia, Trelyon Avenue, St Ives <i>(Mr Michael Wodskou, Gonwin Developments Ltd)</i>	Non-material amendment (no 5) to alter the elevations for (PA14/03921) Demolition of the existing hotel & erection of 8 dwellings (5 townhouses, 1 apartment & 2 Maisonettes)	No objection.
2978	PA17/05239	28 Tremar Road, St Ives <i>(Lisa Taylor)</i>	Construction of new single storey annex in rear garden (re-submission of PA17/00926)	Application supported.
2979	PA17/03463	41 Gwelanmor Road, Carbis Bay <i>(Mr R Read)</i>	Construction of decking to the rear of the property with glass balustrade	No objection provided not unneighbourly.