

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 25 May 2017 at 7pm.

PRESENT

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

COUNCILLORS

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

OFFICERS

Support Services Manager
Clerical Assistant

APOLOGIES FOR ABSENCE – Chard C

P.1 APPOINTMENT OF COMMITTEE CHAIRMAN

RESOLVED – that Councillor J Symons be appointed Chairman of the Planning Committee 2017/2018.

P.2 APPOINTMENT OF COMMITTEE VICE-CHAIRMAN

RESOLVED - that Councillor R Lait be appointed Vice-Chairman of the Planning Committee 2017/2018.

P.3 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 27 April 2017.

P.4 DECLARATIONS OF PERSONAL AND PREJUDICIAL INTERESTS (INCLUDING REASONS THEREOF)

Councillor Mitchell made the following declaration (as a possible member of Cornwall Council’s West Sub Area Planning Committee): “In commenting on these applications I should make it clear that my comments are based on the information currently available and do not commit me to taking the same position when the applications are discussed at Cornwall Council committee stage and full information is available.

Councillor Symons declared a registered interest in items 2950 & 2951 on the schedule as living close to the application site, and withdrew from the meeting during consideration of this item.

Councillor Nicholls declared a registered interest in items 2942 & 2945 on the schedule as owning a property close to the application site, and withdrew from the meeting during consideration of this item.

P.5 PUBLIC SPEAKING

Mr Heath attended to speak in objection of application 2941 on the planning schedule, as being a neighbour.

Mr Rothschild attended to speak in support of application 2396 on the planning schedule, as being the applicant.

P.6 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.7 ITEMS FOR DECISION

- (1) Cornwall Local Councils Pre application Protocol

The Cornwall Local Councils Pre application Protocol document was circulated prior to the meeting and after a discussion it was: -

RESOLVED to adopt the policy and to review it in 6 months to see how it impacts on Councillors & staff.

P.8 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.9 ITEMS FOR INFORMATION

- (1) Town and Country Planning Act 1990 – The Town and Country Planning (Tree Preservation) (England) Regulations 2012
Treloyan Estate (St Ives) Tree Preservation Order 1954
- (2) Town and Country Planning Act 1990 – The Town and Country Planning (Tree Preservation) (England) Regulations 2012
Land associated with the former Treloyan Manor St Ives
Cornwall Tree Preservation Order 2016

P.10 CORRESPONDENCE

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

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 8.15pm

Chairman

St Ives Town Council

Planning Schedule for meeting date 25 May 2017

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2941	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 & drive	Strong objection. Gross over development, over bearing, unneighbourly, would cause loss of light & overlooking. Request that this application be called to committee if the officer recommendation is for approval.
2947	PA17/04307	The Briar, Mount Douglas Farm, Lelant, St Ives (Mr Rothschild)	Single storey extension	Application supported.
2931	PA17/03465	6 Tregenna Terrace, St Ives (Mr John Hill & Mr Neil Peet)	Demolition of rear lean to & formation of 2 storey extension including associated alterations	Determined
2932	PA17/03552	5 Polmeor Close, Carbis Bay (Mr & Mrs A Kevern)	Loft conversion including rooflights & raising of roof height to provide two first floor bedrooms	Determined
2933	PA17/03554	3 Belyars Court, St Ives (Mr J Kemp)	Single storey kitchen extension	Determined
2934	PA17/02127	3 Bedford Road, St Ives (Michael Adams)	Change of use from a guest house into 2 flats (conversion of a terraced house with no external changes to the building)	Application supported provided adequate amenity space for bins & one flat conditioned with neighbourhood plan policy H2.
2935	PA17/03732	Pendinas, Beach Road, St Ives (Mr E James)	Enlargement of the front dormer & the addition of balcony doors. Enlargement of porch, replace roof slates, re-render exterior walls & associated works	Application supported.
2936	PA17/04004	Fernhill House, St Ives Road, Carbis Bay (Mr Steven Hewlett)	Trees 1-7 are all sycamores Remove epicormic growth, rubbing branches & stubs left from pruning work done previously. 10% crown thin, remove dead ivy & dead wood	Application supported provided the Tree Officer approves & the works are carried out outside the bird nesting season.
2937	PA17/03503	5 Toms Yard, Higher Stennack, St Ives (Miss Lisa Samworth Combined Tree Services)	T1 Monterey Pine fell, T2 Monterey Pine lift, T3 Sycamore coppice 1.8m above ground level	Objection no valid reason given as to why T1 needs to be felled.

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2938	PA17/03908	Cubit Plantation, Access Track to Trevethoe, from St Ives Road, Trevethoe, Lelant <i>(J Cooper)</i>	Sycamore T1, dismantle semi mature multi-stemmed sycamore located on raised area identified as a mine shaft	Application supported provided the Tree Officer approves.
2939	PA17/03965	29 Halsetown <i>(Mr & Mrs Thomas)</i>	Proposed side extension	Objection should be wood windows & doors in the Conservation area & contrary to Neighbourhood Plan Policy BE15.
2940	PA17/03989	Carninney Farm, Carninney Lane, Carbis Bay <i>(Mr Kelly)</i>	Variation of condition 3 (approved plans) in respect of decision PA15/11392 dated 07.07.16 (Conversion of three barns to form a single dwelling & ancillary garage)	Strong objection. Gross over development, out of keeping & character with the existing. Should be no loss of trees & does not respect the local area which is of great landscape value. Narrow access would cause issues for emergency vehicles. Contrary to Neighbourhood Plan Policy OS3. Request that this application be called to committee if the officer recommendation is for approval.
2942	PA17/04010	The Studio, Barn-A-Woon, St Ives <i>(Mr Dickinson)</i>	Single storey rear extension with balcony, refurbishment & replacement flat roof	Objection, overbearing, unneighbourly, would cause overlooking. Would put pressure on the retaining wall. Contrary to Neighbourhood Plan Policy GD1.
2943	PA17/04021	4 Gabriel Street, St Ives <i>(Mr & Mrs Roy Britton)</i>	Alterations to the existing shop-front to provide a combined access to the shop & maisonette above	Adhere to previous, application supported in principle, but would prefer a more sensitive design in keeping with the conservation area.
2944	PA17/04403	Channel View, St Ives Road, Carbis Bay <i>(Mr & Mrs A Rider)</i>	Formation of a vehicle access & parking area at front of dwelling	Application supported.
2945	PA16/11479	19 Menhyr Drive, Carbis Bay, St Ives <i>(Mr D Bark)</i>	Non-material amendment (1) for raising of the floor level but not the ridge height, installation of large window to the en-suite and removal of 100mm recess to the en-suite to decision PA15/11419	Application supported provided not unneighbourly.
2946	PA17/03566	16 Dove Street, St Ives <i>(Mr J Waters)</i>	Works to roof and replacement windows and front door	Application supported provided the Conservation Officer approves.
2948	PA17/04153	Craig Dunain, Steeple Close, St Ives <i>(Mr P Symons)</i>	New porch in place of existing	No objection.

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2949	PA17/04514	Godolphin, 4 Beach Road, St Ives (Mrs P Bigwood)	Creation of terrace in front of existing dormer on front elevation with access doors (Revised scheme of PA17/02275)	Adhere to previous strong objection, dormer & balcony overbearing & out keeping with the surrounding area.
2950	PA17/04532	Boskelly, Trencrom Lane, Carbis Bay (Mr D Chadwick)	Removal of modern garage, new extension and rebuilding of first floor extension	Application supported provided the Conservation Officer approves.
2951	PA17/04533	Boskelly, Trencrom Lane, Carbis Bay (Mr D Chadwick)	Removal of modern garage, new extension and rebuilding of first floor extension	Application supported provided the Conservation Officer approves.
2952	PA17/04515	19 Saltings Reach, Hayle (Mr Selegante- Brao)	Removal of Eucalyptus gunni tree (T1)	Application supported.
2953	PA17/04640	17 Richmond Way, Carbis Bay (Mr & Mrs I Overington)	Roof dormers, rear single storey extension & roof terrace	Strong objection, roof terrace would be unneighbourly & cause overlooking.