

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 27 April 2017 at 7pm.

PRESENT

Chairman – Councillor J Symons

COUNCILLORS

Andrewes T
Garrod H F
Glanville R
Lait R E
Mitchell A P
Nicholls C

Prior P
Tanner S arrived at 7.30p.m. first plan 2923
Williams T

OFFICERS

Support Services Manager
Clerical Assistant

APOLOGIES FOR ABSENCE – Tanner J, Taylor L, Chard C

P.109 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 30 March 2017.

P.110 DECLARATIONS OF PERSONAL AND PREJUDICIAL INTERESTS (INCLUDING REASONS THEREOF)

Councillor Mitchell made the following declaration (as a 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 Andrewes made the following declaration (as a 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 Garrod declared a non-registerable interest in item 2915 on the schedule, and withdrew from the meeting during consideration of this item.

P.111 PUBLIC SPEAKING

None.

P.112 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.113 ITEMS FOR DECISION

PROPOSED DIVERSION OF PUBLIC FOOTPATH ASSOCIATED WITH THE PROPOSED PLANNING APPLICATION PA16/10452 DEMOLITION OF THE COTTAGE HOTEL AND NEW CONSTRUCTION OF 30 NO. OVER 55's 1-AND-2-BED APARTMENTS AND 7NO.OPEN MARKET DUPLEX APARTMENTS. CHANGE OF USE FROM C1 TO C3

RESOLVED- to object to the footpath diversion as the current footpath is level & the proposed footpath is steep at both ends. The new footpath should be level as the existing footpath.

P.114 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.115 ITEMS FOR INFORMATION

None.

P.116 CORRESPONDENCE

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

P.117 EXCLUSION OF THE PRESS AND PUBLIC

Meeting closed at 8.10pm.

Chairman

St Ives Town Council

Planning Schedule for meeting date 27 April 2017

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2913	PA17/02515	Cordylie Croft, The Belyars, St Ives <i>(Mr R Fletcher Magnetemploy Ltd)</i>	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, poor development, needs better materials, should be finished with natural slate. Oppose the planting of the hedge would cause loss of light & obstruct windows.
2914	PA17/02573	Lloyds Bank, 13 High Street, St Ives <i>(Mr David Sturgeon Lloyds Banking Group)</i>	Removal of external signage & ATM	No objection provided replaced with natural materials.
2915	PA17/02582	Tregenna Masonic Lodge, St Andrews Street, St Ives <i>(Trustees of Tregenna Masonic Lodge)</i>	Listed building consent to remove existing roof coverings & replace using a Spanish natural slate	Application supported provided wet laid slate & the slate should match the existing & the Conservation Officer approves.
2916	PA17/02438	Trelyn, Gwel An Wheal Crescent, St Ives <i>(Mr & Mrs Witham)</i>	Refurbishment & extension including installation of roof lights, demolition of garage	Application supported.
2917	PA17/02939	Hotel St Eia, Trelyon Avenue, St Ives <i>(Mr Michael Wodskou, Gonwin Developments Ltd)</i>	Non-material amendment for alterations to the elevations to demolition of the existing hotel & erection of 8 dwellings (PA14/03921)	Determined.
2918	PA17/03081	Chy Conray, Parc Owles, Carbis Bay <i>(Mr Rowan Adams)</i>	2 x Sycamore trees- remove pruning stubs, dead wood & crossing branches	Application supported provided the Tree Officer approves.
2919	PA17/03111	41 Alexandra Road, St Ives <i>(Mr & Mrs G Erics)</i>	Single storey rear extension	Application supported provided not unneighbourly.
2920	PA17/02060	10 Higher Boskerris, Carbis Bay <i>(Mr N Rickard)</i>	Single storey extension to front, loft conversion with front & rear dormers, balcony to front. Construct external store. Replace fence with block walls	Strongest possible objection to the balcony, out of keeping & character with the surrounding area. The balcony would be unneighbourly & would cause overlooking. Also the construction of the external store would cause loss of car parking which is contrary to the Neighbourhood Plan Policies T2 & T3.

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2921	PA17/02916	1 Barnoon Terrace, St Ives (Ms Usher)	Proposed demolition of section wall	Concern that this plan was advertised & the Town Council not consulted, the Council lodges strongest possible objection to the demolition of the wall in line with the Planning Inspectorate.
2922	PA17/03077	Penquite, Vicarage Lane, Lelant (Mrs Stephanie Pace)	Construction of a detached, single storey annexe for an elderly relative (father of the owner)	Objection, poor choice of materials, does not match existing. Should be conditioned ancillary to the main dwelling. Support the Tree Officer comments as regards to the Yew tree.
2923	PA17/03197	Hawks Point Cottage, Hawks Point, Carbis Bay (Mr John Mardle)	Demolition & re-construction of existing residential chalet	Application supported provided the Planning Officer approves.
2924	PA16/01607	Ocean Heights Guest House, St Ives Road, Carbis Bay (Mr N Kenlay)	Conversion of existing guesthouse into 4 residential flats & the conversion/extension of attached rear beach lodge annex into separate 3-bed dwelling house (revised scheme)	No comment.
2925	PA17/02719	Beaumont, Penbeagle Way, St Ives (Mr Raymond Fox)	Demolition of garage & construction of two storey annexe extension	No objection provided conditioned ancillary to the main dwelling.
2926	PA17/03278	15 St Andrews Street, St Ives (Ms Therese Wittomb & Charlotte Wise)	Re-roofing & replacement of doors & windows & provision of hanging sign	Objection to the hanging sign & should be wood windows & doors in the conservation area.
2927	PA17/03280	Chylason, Porthrepta Road, Carbis Bay (Mr & Mrs M Kirby)	Single storey annexe extension & associated work	Application supported provided conditioned ancillary top the main dwelling.
2928	PA17/03199	Tregenna Castle Hotel, St Ives (Tregenna Castle Hotel)	Closure of original hotel entrance, construction of new timber lodge & garage & introduction of new landscaping	Strong objection, out of keeping, would impact on the street scene & the green corridor on the entrance into St Ives. Contrary to Neighbourhood Plan Policy OS6.
2929	PA17/02662	4 Station Hill, Lelant (Mr O Gerceker)	Replacement of 2 small front sash windows same type	Application supported provided the conservation officer approves.
2930	PA17/03815	4 Station Hill, Lelant (Mr O Gerceker)	Listed building consent for replacement of 2 small font sash windows same type	Application supported provided the conservation officer approves.