

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 30 March 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 J
Tanner S
Williams T

OFFICERS

Support Services Manager
Clerical Assistant

APOLOGIES FOR ABSENCE – Taylor L

P.100 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 2 March 2017.

P.101 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 Williams declared a non-registerable interest in item 2899 on the schedule as being a friend of the architect, and withdrew from the meeting during consideration of this item.

Councillor Suzanne Tanner declared a non-registerable interest in item 2906 on the schedule as being a friend of the applicant, and withdrew from the meeting during consideration of this item.

Councillor Symons declared a registered interest in item 2894 on the schedule as living close to the application site, and withdrew from the meeting during consideration of this item.

P.102 PUBLIC SPEAKING

Tamsin Maund attended to speak in support of application 2900 on the planning schedule, as being the applicant.

Derrick Wells attended to speak in objection of application 2903 on the planning schedule, as being a neighbour to the application site.

P.103 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.104 ITEMS FOR DECISION

None.

P.105 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.106 ITEMS FOR INFORMATION

None.

P.107 CORRESPONDENCE

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

P.108 EXCLUSION OF THE PRESS AND PUBLIC

Meeting closed at 9.00p.m.

Chairman

St Ives Town Council
 Planning Schedule for meeting date 30 March 2017

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2900	PA17/01974	Aucklands, St Ives Road, Carbis Bay (Ms Tamsin Maund)	Demolition of existing bungalow, construction of replacement single-storey dwelling in a case study house style	Application Supported.
2903	PA17/02145	Scots Craig Treylon Avenue St Ives	Retention and completion of internal; and external works which amend previously approved development	Strongest possible objection. Poor design, out of keeping & character with the surrounding area. Over development, unneighbourly & would cause overlooking. Materials inappropriate in that location. Contrary to Neighbourhood Plan Policies GD1 & BE6. Request that this application be called to committee if the officer recommendation is for approval.
2913	PA17/01507	Land to North of 3 Godrevy Gardens, St Ives (Legacy Properties Ltd)	Certificate of lawfulness for existing use of the site for the erection of a single dwelling	No Objection.
2882	PA17/00277	Land rear of Tregue, Little Trevarrack, Laity Lane, Carbis Bay (Mr & Mrs Snook)	Outline planning permission with some matters reserved: Formation of detached dwelling	Application supported provided conditioned with Policies H2 & BE12 of the Neighbourhood Plan.
2883	PA17/01177	Polmanter Touring Park, Halsetown (Mr Phill Osborne)	Demolition of existing reception, shop & store building. Construction of new two storey building containing reception, shop, store, manager's office & 2 flats for holiday rental. Associated external works immediately around the new building	Application supported, except strong objection to the two new holiday flats, they are contrary to the Neighbourhood Plan Policy H2.
2884	PA17/01510	1 Chy An Chy, Fore Street, St Ives (Miss Anna Deery, Jack Wills Ltd)	Reconfiguration of internal space with new flooring & lighting throughout & alterations to shop front	The reconfiguration of the internal space supported, but strong objection to the shop front alterations, inappropriate design & materials, which are out of keeping in the Conservation Area. Contrary to Neighbourhood Plan Policies BE2 & BE3. Refer to the Conservation Officer.

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2885	PA17/01511	1 Chy An Chy, Fore Street, St Ives (Miss Anna Deery, Jack Wills Ltd)	Application for display of advertisement consent for the siting of 2 non-illuminated fascia Jack Wills signage	Strongest possible objection, out of keeping & character in the Conservation Area. Contrary to Neighbourhood Plan Policies BE2 & BE3. Refer to the Conservation Officer.
2886	PA17/01691	Land East of Tregue, Little Trevarrack, Laity Lane, Carbis Bay (Mr W Roberts)	Reserved matters application for construction of dwelling with detached garage (details following PA16/05321 dated 04/08/16)	Application supported provided conditioned with Policies H2 & BE12 of the Neighbourhood Plan.
2887	PA17/01715	Market House, Market Place, St Ives (Mr Peter Curnow, St Ives Town Council)	Listed Building Consent for replacement of ogee form gutter with coated aluminium gutter	No comment.
2888	PA17/02002	Market House, Market Place, St Ives (Mr Peter Curnow, St Ives Town Council)	Listed Building Consent for replacement of wooden fascia boards	No comment.
2889	PA17/01736	Corner Cottage, Vicarage Lane, Lelant (Mr Stephen Kelly)	Replacement of existing front door, back door, patio door & casement windows	No objection.
2890	PA17/01748	Morva Cottage, 9 The Meadow, St Ives (Mr Nick Smith)	Conversion of basement to additional bedroom with first floor balcony over. Addition of vertical slate hanging to front elevation & replacement of upvc windows with UPVC sash windows on front elevation	Objection should be wood windows & doors in the Conservation Area. Concern the balcony might be unneighbourly.
2891	PA17/01830	Land E of Carninney Farm, Carninney Lane, Carbis Bay (Carninney Rise Ltd)	Non-material amendment (1) for various changes including a car port to plot 1 & a garage to plot 2, changes to fenestration & external finishes for plot 1 & 2 in respect of decision notice PA16/04674	This is not a non-material amendment, these are complete new changes, new plans should be resubmitted. Request that this application be called to committee if the officer recommendation is for approval.
2892	PA17/01839	Carn Haven, 1 Academy Terrace, St Ives (Mr Sleeman)	Proposed replacement windows from white timber to upvc	Objection should be wood windows & doors in the Conservation Area.

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2893	PA17/01860	Flat 3 Moonrakers, Parc Owles, Carbis Bay (Mr & Mrs Horner)	Demolition of existing conservatory & the construction of a replacement flat roof extension with balcony to No 3 Moonrakers. Amended design of the previously approved PA16/03632 to omit extension to No 6	Application supported provided not unneighbourly.
2894	PA17/01957	Higher Trenoweth Farm, Longstone Hill, Carbis Bay (Vodafone Ltd)	Proposed base station installation	Strongest possible objection, this would ruin an area of great landscape value. Out of keeping. The mast would have a harmful impact as a result of its appearance & siting in a highly visible & prominent location. Contrary to Cornwall Local Plan Policies 2 & 23. Also contrary to the Neighbourhood Plan Policies OS1 & OS9. Request that this application be called to committee if the officer recommendation is for approval.
2895	PA16/11858	6 Sea View Place St Ives (Ms J Hitchens)	Retrospective application for the addition of safety railings to existing amenity area	No objection.
2896	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	Invalid application.
2897	PA17/01778	Rosedasle, Hellesvean, St Ives (Mr Taylor)	Conversion of 1970's detached garage to bedroom, shower room & utility, re-roofing of cottage, lean to extension & garage roof with natural slate, re-rendering external walls & internal works to the cottage	No objection, would prefer more in keeping windows & doors. Concern at loss of parking & must be conditioned ancillary to the main dwelling.
2898	PA17/01854	The Sheiling, Burthallan Lane, St Ives (Mrs R Jackson)	Demolition of existing dwelling & construction of replacement dwelling	No objection.
2899	PA17/01962	11 Carrack Dhu, St Ives (Mr Kenneth Kitchen)	Rear extension to kitchen plus enlarged rear dormer & associated works. Reconstruction & expansion of existing free-standing garage	Application supported.

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
2901	PA17/02022	Land Off Trenwith Lane, Land of Camaret Drive, St Ives (Blue Cedar Homes)	Deed of variation in order to allow the inclusion of public subsidy & a clawback mechanism	For Information only.
2902	PA17/02275	Godolphin, Beach Road, St Ives (Mrs P Bigwood)	Extension of existing dormer & creation of terrace on front elevation	Strong objection, dormer & balcony overbearing & out of keeping with the surrounding area.
2904	PA17/02168	Bella Vista, Penbeagle Way, St Ives (Mrs J Hatton)	Proposed new dwelling to the rear of Bella Vista	Objection lack of landscaping & greenery, gross over development. Must adhere to Neighbourhood Plan Policy H2.
2905	PA17/02447	Chy Wartha, Park An Gonwyn, Carbis Bay (Trettec Ltd)	Fell Macrocarpa to ground level	Application supported provided the Tree Officer approves.
2906	PA17/02448	Iona, Carthew Way St Ives (Mr & Mrs Holmes)	Single storey extension to ground floor bedroom	Application supported. (please note members were made aware that this application is from a St Ives Town Council member of staff)
2907	PA17/02105	Deep Water, Hain Walk, St Ives (Mr & Mrs Reynolds)	Demolition of existing dwelling & garage & erection of new dwelling & integral garage	Application supported.
2908	PA17/02589	Dunmore, Beach Road, St Ives (Mr & Mrs Deakin)	Loft conversion with raised ridge & inset balcony, single-storey rear extension, front terrace & front balcony	Strong objection, unneighbourly, would cause overlooking & overbearing. Out of keeping & character with the surrounding area. Contrary to Neighbourhood Plan Policies GD1 & BE9
2909	PA17/01741	Various locations St Ives (Mr Carl Lamb St Ives BID)	Advert Consent: Multiple wayfinding, fingerposts, totems & wall mounted signs	Strong objection, unnecessary & out of keeping.
2910	PA17/02676	2 Hillside Cottages, St Ives Road, Carbis Bay (Mr Bolsch)	Proposed rear extension	No objection.
2911	PA17/02651	Cheval Roc House, The Wharf, St Ives (Mr Hogarth)	New balcony & Juliet balcony on first floor of South elevation	Application supported.
2912	PA17/02503	14 Trinity Watch, St Ives (Mr W Sparling)	Proposed additional storey on existing garage and glazed covering to external driveway/courtyard	Objection, unneighbourly, overbearing & loss of parking. Contrary to Neighbourhood Plan Policies T3 & BE11