

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 2 February 2017 at 7pm.

PRESENT

Chairman – Councillor J Symons

COUNCILLORS

Andrewers 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 – No apologies

P.82 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 5 January 2017.

P.83 DECLARATIONS OF PERSONAL AND PREJUDICIAL INTERESTS (INCLUDING REASONS THEREOF)

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 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 Symons declared an interest in item P.86 on the agenda as living close to the proposed application site and withdrew from the meeting during consideration of this item.

P.84 PUBLIC SPEAKING

Sally Holman attended to speak in support of application 2844 on the planning schedule, being the applicant,

P.85 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.86 ITEMS FOR DECISION

Proposed Base Station Installation at CTIL241559 VF13238 TEF51133 – Land at Higher Trenoweth Farm, Longstone, Carbis Bay, St Ives, Cornwall. TR26 3LT

Correspondence was circulated prior to the meeting from Sinclair Dalby Chartered Surveyors regarding a proposed base station at Higher Trenoweth Fam, members agreed that a mast is needed in the area, but felt this is totally the wrong location. It would dominate the skyline & would be highly visible. There is no evidence that alternative sites have been sought, it was: -

RESOLVED to write to Sinclair Dalby inviting them to attend a meeting at the Guildhall to discuss alternative sites for the mast.

P.87 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.88 ITEMS FOR INFORMATION

None.

P.89 CORRESPONDENCE

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

P.90 EXCLUSION OF THE PRESS AND PUBLIC

Meeting closed at 8.20p.m.

Chairman

St Ives Town Council  
 Planning Schedule for meeting date 2 February 2017

<b>Ref. No</b>	<b>CC Ref.</b>	<b>Site (Applicant)</b>	<b>Proposal</b>	<b>Observations</b>
2844	PA16/12155	Lorraine, Trelyon Avenue, St Ives (Ms Holman)	Construction of dwelling in garden of Lorraine	Application supported provided conditioned with policy H2 of the Neighbourhood Plan.
2836	PA16/11818	54 Polwithen Drive, Carbis Bay (Mr Simon Major)	Loft conversion dormer & raising roof height	Determined.
2837	PA16/12051	The Badger Inn, Fore Street, Lelant (Miss Johanna Bond St Austell Brewery)	Re-pollarding of 4-5 Sycamore trees	Withdrawn.
2838	PA16/12167	Terrazzo, 22 The Terrace, St Ives (Mr John Tillyard)	Application for listed building consent for revised gas supply location	Application supported.
2839	PA16/12197	Flat 2, 13 Carrack Dhu, St Ives (Mrs McAlpine)	New parking space at front	Withdrawn.
2840	PA17/00007	1 Morwenstow Apartments, Trelyon Avenue, St Ives (Mr Neil Perry, Marconi Construction)	Works to trees subject to a tree preservation order. Removal of one Holm Oak & works to three other Holm Oaks	Application supported in line with the Tree Officer recommendations.
2841	PA16/10652	Sea Whisper Castle, Headland Road, Carbis Bay (Mrs M Hodges)	Construction of timber car port/boat store & associated works	Application supported.
2842	PA16/12029	1 Spernen Close, Carbis Bay (Ms Lillian Perkin)	Retention & completion of dwelling (previously under PA13/10402)	No objection provided the land contamination issues can be resolved.
2843	PA16/12081	Chy An Gwedham, Station Hill, Lelant (Miss Lisa Samworth, Combined Tree Services)	Work to be carried out to Sycamore trees, including Trees A & B to be crown raised to 5.9m from ground level	Application supported in line with the Tree Officer recommendations.
2845	PA17/00101	Chiverton Lodge, The Saltings, Lelant (Mr Keith Judkins)	Notification of proposed works to trees in a conservation area. Felling of various trees	Determined.
2846	PA17/00135	1 St Annes Close, Lelant (Mr Mark Nankervis Eveolve Tree Consultancy)	Works to a tree subject to a tree preservation order. Felling of Monterey Cypress	Application supported in line with the Tree Officer recommendations.

2847	PA17/00027	St Ives School, Higher Tregenna Road, St Ives ( <i>Mr Jack Rae</i> )	Erection of 2 by practice net for cricket use, including to scalp the area put down a specially selected hard porous aggregate, grass top surface with nets & a cage. It would be 28m long x 8m wide with a maximum height of 4m	Application supported.
2848	PA17/00206	Pentreath, Bullans Lane, St Ives ( <i>Mr William Bray</i> )	Proposed holiday let	Objection contrary to policy H2 of the Neighbourhood Plan & over use of decking the garden.
2849	PA17/00441	Wakonda, Riverside, Lelant ( <i>Mr &amp; Mrs P Sanders</i> )	Loft conversion including raising of roof height, Juliet balconies on the front elevation & associated	Objection, gross over development, unneighbourly, potential overlooking. Poor design, out of keeping & character of the surrounding area.
2850	PA17/00444	9 Tremar Road, St Ives ( <i>Mr David Care</i> )	Alteration to existing vehicular access & additional dropped kerbs	Application supported.
2851	PA16/10452	The Cottage Hotel, Boskerris Road, Carbis Bay ( <i>Bellward Properties Ltd</i> )	Demolition of the Cottage Hotel & new construction of 30 over 55's 1 & 2 bed apartments & 7 open market duplex apartments	Objection, evidence needs to be provided that the hotel is not viable as a going concern. Should approval be given affordable housing policies should apply.
2852	PA17/00394	Tregenna Castle Hotel, St Ives ( <i>Tregenna Castle Hotel Ltd</i> )	Listed Building consent for conversion of existing open landing into director's office	No objection provided Conservation Officer approves.
2853	PA17/00431	Hepworth Studio, Barnoon Hill, St Ives ( <i>Mr Jodi Dickinson-Penn Juniper Gardens</i> )	Various tree works as per form & photos	Application supported provided Tree Officer approves.
2854	PA17/00451	The Cabin, Westcotts Quay, St Ives ( <i>Ms Eliza &amp; Ms Bridget Armstrong</i> )	Replacement of the existing traditional wet-laid slate roof	Application supported provided Conservation Officer approves & adheres to policy BE1 of the Neighbourhood Plan.
2855	PA17/00452	The Cabin, Westcotts Quay, St Ives ( <i>Ms Eliza &amp; Ms Bridget Armstrong</i> )	Listed Building consent application replacement of the existing traditional wet laid slate roof	Application supported provided Conservation Officer approves & adheres to policy BE1 of the Neighbourhood Plan.
2856	PA17/00574	Owls House, Church Road, Lelant ( <i>Mr Mark Nankervis Evolve Tree Consultancy</i> )	Works to a tree subject to a tree preservation order. Removal of ash	Application supported provided Tree Officer approves.

2857	PA17/ 00686	Landrevy, Manor Drive, St Ives ( <i>Mr M Telning</i> )	Proposed side extension	Objection, out of keeping & character with the surrounding area. Poor design & materials.
2858	PA16/ 12047	Carninney, Carbis Bay ( <i>Mr Gaunt Commprop Ltd</i> )	Conversion of, & extension to, former agricultural barn to create new 3 bedroom residential property	Deferred to the next meeting.
2859	PA17/ 00379	Lowena, 3 Station Hill, Lelant ( <i>Dr P White</i> )	Listed Building application for replacing front & rear doors & frames	Application supported provided Conservation Officer approves & adheres to policy BE13 of the Neighbourhood Plan.
2860	PA17/ 00739	Land off Trenwith Lane & off Camaret Drive, St Ives ( <i>Mr B Richardson</i> )	Application for non-material amendment to PA15/03047 to include changes to plots 1-16, the double garage at plots 12 & 13 & amendment to manager, refuse & recycling store	Objection, this application is not non-material amendment, should be resubmitted as a full planning application. Would have a detrimental impact on neighbouring properties.
2861	PA17/ 00771	The Garden House, Academy Place, St Ives ( <i>Mr James King</i> )	Proposed raising of the ridge height to provide additional storey. Replacing existing conservatory with single storey extension to provide entrance lobby & wet room	Strong objection, gross over development, unneighbourly. Poor design would impact on the nearby Listed Buildings. Plan policies BE1 & BE2.
2862	PA17/ 00685	The Badger Inn, Fore Street, Lelant ( <i>Miss Johanna Bond St Austell Brewery</i> )	Coppice 4-5 sycamores on the boundary between the Badger Inn & Station Hill	Application supported provided Tree Officer approves.