

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 5 January 2017 at 7pm.

PRESENT

Chairman – Councillor J Symons

COUNCILLORS

Andrewes T  
Garrod H F  
Lait R E  
Mitchell A P

Nicholls C  
Prior P  
Tanner S  
Williams T

OFFICERS

Support Services Manager  
Clerical Assistant

APOLOGIES FOR ABSENCE – were received from Glanville R, Tanner J

P.71 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 8 December 2016.

P.72 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 Garrod declared a non-registerable interest in item 2825 on the schedule as his son is a friend of the applicant, and withdrew from the meeting during consideration of this item.

Councillor Garrod declared a non-registerable interest in item 2818 on the schedule as being a friend of the applicant, and withdrew from the meeting during consideration of this item.

Councillor Taylor declared a non-registerable interest in item 2827 on the schedule as her brother is the applicant, and withdrew from the meeting during consideration of this item.

Councillor Taylor declared a non-registerable interest in item 2819 on the schedule as her brother lives in the area, and withdrew from the meeting during consideration of this item.

P.73 PUBLIC SPEAKING

Leigh Gething attended to speak in support of application 2814 on the planning schedule, as being the agent of the applicant.

Leigh Gething attended to speak in objection of application 2825 on the planning schedule, as being the agent of the owner of a neighbouring property.

Christian Simmons attended to speak in support of application 2825 on the planning schedule, as being the agent of the applicant.

Rachael Gaunt attended to speak in support of application 2824 on the planning schedule, as being the architect.

Susan Mauger attended to speak in support of application 2820 on the planning schedule, as being the agent of the applicant.

P.77 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.78 ITEMS FOR INFORMATION

None.

P.79 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.80 CORRESPONDENCE

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

P.81 EXCLUSION OF THE PRESS AND PUBLIC

Meeting closed at 8.45p.m.

Chairman

St Ives Town Council  
 Planning Schedule for meeting date 5 January 2017

<b>Ref. No.</b>	<b>CC Ref.</b>	<b>Site (Applicant)</b>	<b>Proposal</b>	<b>Observations</b>
2814	PA16/11445	Uno, The Burrows, St Ives, Cornwall (Mr D Potter)	Variation of condition 2 (approved plans condition) to allow minor amendments to windows in respect of decision PA15/09917	Application supported provided the two extra windows are opaque.
2825	PA16/11421	Brewhouse Café, St Ives Brewery, Trewidden Road, St Ives (Mr M Amura)	Retrospective Consent for a New paved driveway and hardstanding to the East and North of the building and associated works, with dropped kerb access from Trewidden Road and low vehicle barrier wall alongside Trewidden Road	Application supported provided no significant overlooking & conditioned for staff parking only.
2824	PA16/11390	The Garrack Hotel, Burthallan Lane, St Ives (R Gaunt)	Proposal for 2no. 4 bedroom detached dwellings, associated parking and amenities (Revised design to extant permission PA13/03100 dated 21/05/14.)	Application supported provided conditioned with Neighbourhood Plan policy H2.
2820	PA16/1168	Land North West of 2 The Grove, Towednack, (Mr Curtis)	Certificate of lawfulness for existing use of a building as a dwelling (Use Class 3)	Application supported provided conditioned with Neighbourhood Plan policy H2 & any retrospective taxes paid.
2811	PA16/11548	St Uny Church of England School, Polmennor Drive (Mr Paul Solway – Cornwall Council)	Non material amendment in relation to decision notice Pa15/11273: New teaching block and extension to hall – East elevation revision, parking spaces revised, North elevation glazing revised and metal pressings omitted	No objection.
2812	PA16/11040	Sunny Lyn, Boskerris Road, Carbis Bay (S Baker – Carbis Bay Hotel)	Extension and alteration of existing apartments (3no.) to provide 2 no. additional apartments	Objection, over development, to large & lack of landscaping. Insufficient car parking which is contrary to Neighbourhood plan policy T2.
2813	PA16/11501	Chylowena, Laity Lane, Carbis Bay (Mr Rob and Helen Adams)	Extension to dwelling	No objection provided not unneighbourly.
2815	PA16/11518	2 Royal Cottages, Trenwith Place, St Ives (Mr P Murray)	Proposed bridge to form link to rear garden	Objection, unneighbourly.
2816	PA16/11554	Rosemullion, Manor Drive, St Ives (Dr and Mrs Hogg)	The erection of a new white PVCU double glazed conservatory on elevation	No objection.

<b>Ref. No.</b>	<b>CC Ref.</b>	<b>Site (Applicant)</b>	<b>Proposal</b>	<b>Observations</b>
2817	PA16/11584	Five Burrows, Gwelanmor Close, Carbis Bay, St Ives (Mr John White)	Demolition of existing garage and store room. Construction of single storey extension to east elevation. Construction of porch north elevation. Alterations to existing roof windows	No objection.
2818	PA16/11639	11 Lelant Meadows, Lelant, St Ives (Mr and Mrs Paul Viney)	The construction of a double domestic garage	No objection.
2819	PA16/1167	Lightwoods, Wheal Venture Road, St Ives (Mr J De Seta)	Certificate of lawfulness proposed use: Former annexe as a dwelling house	No objection.
2821	PA16/11526	Berlewen, Hellesveor, St Ives (Mr and Mrs Lusted)	Proposed conservatory	No objection.
2822	PA16/11427	Cubit Plantation, Access Track to Trevethoe from St Ives Road, Trevathoe, Lelant (Ms Jane Rowse)	Remove mature multi stem Beech Tree T1	Refer to the Tree Officer & if the tree is to be felled request mature replanting.
2823	PA16/10383	Beersheba, Bryher, Lelant (Mrs Vicki Jelbert)	Change of use from holiday let to full residential	No objection provided conditioned with Neighbourhood Plan policy H2.
2826	PA16/11579	Mincarlo, Carninney Lane, Carbis Bay (Mr & Mrs Ian and Louise Whittaker)	Roof extension including loft conversion with twin dormers and linked flat roof with balcony to front. Single storey side/rear extension. Single storey detached garage	Objection, over development & use of materials inappropriate.
2827	PA16/11612	Chy-An-Garth, Wheal Venture Road, St Ives (Mr R Timms)	Erection of 2 Replacement dwellings	Application supported provided slate hanging instead of wood & one property conditioned with Neighbourhood Plan policy H2.
2828	PA16/11644	Hotel St Eia, Treloyhan Avenue, St Ives (Mr Michael Wodskou – Gonwin Developments)	Non material amendment for variation of wording on condition 9 for an off site contribution toward affordable housing to PA14/03921 – demolition of the existing hotel and erection of 8 dwellings (5 townhouses, 1 apartment and 2 maisonettes)	Strongest possible objection against community interest. <b>Request that this application be called to committee if the officer recommendation is for approval.</b>
2829	PA16/11784	1 The Old Pressing Yard, Porthmeor Road, St Ives (Mr A Harris)	Proposed replacement balustrading and Juliet balcony to second floor	Objection out of character with the existing.
2830	PA16/11990	St Ives Holiday Village, Lelant (Mr M Nankervis)	Works to various trees subject to a tree preservation order	Refer to the Tree Officer.

<b>Ref. No.</b>	<b>CC Ref.</b>	<b>Site (Applicant)</b>	<b>Proposal</b>	<b>Observations</b>
2831	PA16/11853	The Sheiling, Burthallan Lane, St Ives (Mrs R Jackson)	Non-material amendment following grant of planning permission PA16/07914 (new roof forming new attic rooms, decking to rear and side with small extension to front entrance and erection of fence)	This is not a non-material amendment, a new planning application should be submitted.
2832	PA16/11600	Carbis Bay Hotel, Beach Road (Mr Stephen Baker)	Non material amendment (2) for increase in height of building as indicated on submitted drawings and minor adjustments to footprint for unit no 8, increasing ground floor by footprint 1m to north, in respect of decision PA14/00111	Strongest possible objection, no justification the development should not be any higher.
2833	PA16/12174	Hillside, Skidden Hill, St Ives (Dr Mark Watson)	Remove a Sycamore	Application supported in line with the Tree Officer & request mature replanting.
2834	PA16/12005	Abode 1, Fern Glen, St Ives (Mrs Jo Hewitt)	Widening of access, gate replacement	Objection compromises the granite wall, contrary to Neighbourhood Plan policy BE10.
2835	PA16/09231	Orchard Walls, Trewidden Road, St Ives (Mr Short)	Outline application for six 3-bedroom apartments with some matters reserved	Objection design out of keeping & character with the surrounding area. Concerns at the loss of hedge which is contrary to Neighbourhood Plan Policy BE10 & should be conditioned with policy H2