

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 1 February 2018 at 7.00 pm.

PRESENT

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

COUNCILLORS

Andrewes T (arrived at 7.45pm)
Garrod H F
Glanville R
Griffin J
Henry R
Nicholls C

Mitchell A (arrived at 7.10pm)
Tanner S
Tanner J
Williams T

OFFICERS

Administrative Assistant
Clerical Assistant

APOLOGIES FOR ABSENCE

None.

P.95 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 4 January 2018.

P.96 DECLARATIONS OF INTERESTS

Councillor Lait declared an interest in items 3181 and 3177 on the Schedule, as a friend of both applicants and withdrew from the meeting during consideration of these items.

P.97 PUBLIC SPEAKING

Ref No. 3181 – PA18/00556 - Wood Cottage, Hain Walk, St Ives.

One speaker in support of the application.

Ref No. 3171 – PA17/12017 – 1 Restcot, Tyingham Road, Lelant.

One speaker in support of the application.

Ref No. 3168 – PA18/00188 – Gwyn Avril, Hendra Vean, Carbis Bay.

One speaker in support of the application.

Ref No. 3161 – PA17/11871 – Studio St Ives, Porthminster Point, St Ives.

One speaker in support of the application.

Ref No. 3160 - PA17/12285 – 49, St Johns Walk, St Ives.

One speaker in support of the application

P.98 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.99 NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW GROUP
UPDATES AND ITEMS FOR DECISION

Councillor Lait delayed discussions until the end of the meeting as the item for decision was confidential.

P.100 STREET TRADING GRANT APPLICATION – MR J FOWLER TRADING AS JACK
FROSTS – LI17_007711

A Street Trading Application for Jack Fowler to sell Ice Cream on Pedn Olva Walk was circulated prior to the meeting, following a discussion it was

RESOLVED– that the application should be refused on the grounds that the application is a health and safety concern and will cause an obstruction on the highway. The application doesn't concur with the Town Council's support of rate paying businesses

P.101 LOCAL COUNCIL PLANNING CONFERENCE – TO BE HELD ON TUESDAY 27
FEBRUARY 2018, 4.30PM AT ST JOHN'S HALL

In response to circulated information regarding the second Planning Conference for Local Councils - the Chairman of the Planning Committee urged Councillors to attend training at St Johns Hall, Penzance on Tuesday 27 February 2018 at 4.30pm.

RESOLVED– that the council arrange and pay for Councillors to attend the conference and for individual application forms to be returned to the council offices by the week commencing 5th February 2018.

P.102 PROPOSAL TO CHANGE CAR PARKING CHARGES PROPOSALS – 2018 OFF STREET
PARKING ORDER

Councillors discussed proposed changes for Cornwall Council owned car parks from 1 April 2018 and the 2018 Off Street Parking Order where residents will be able to buy parking permits based on a pay-per-trip basis.

Councillors expressed concern at price increases and an urgent response was encouraged by the Committee Chairman.

The Planning Committee Chairman proposed that a response be sent from the Planning Committee with comments made by town and Cornwall Councillor, Andrew Mitchell in discussion with Councillor Tim Andrewes. Objection to Cornwall Council's proposal to be swiftly submitted (before 15th February 2018)

RESOLVED – that an urgent response be drafted and sent to Cornwall Council.

P.103 **ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB- AREA PLANNING COMMITTEE**

None.

P.104 **CORRESPONDENCE**

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

P.105 **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 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

P.106 **NEIGHBOURHOOD PLAN REVIEW**

Councillor Lait explained that the usage of Neighbourhood Development Plan policies had been monitored ever since the referendum – as had housing statistics. The Neighbourhood Development Plan document stipulates that a review is to be carried out 12 months after implementation of the plan. Councillor Lait recommends that to maintain continuity with the Neighbourhood Plan documents, Neighbourhood Plan Officer - Lucy Davis, should now be commissioned on a freelance basis as a Co-ordinator to write the review documents, pulling together all appropriate information. She would be commissioned on a temporary consultancy basis and the reserve budget would cover fees for services. The report would be a non-conclusive one. The review would be a monitoring exercise to witness how policies were or were not being used.

RECOMMENDED - to council that Lucy Davis be requested to carry out this work on a temporary, freelance, consultancy basis to carry out the review and recommended that the Reserve budget allocation be utilised to cover this cost. Lucy Davis to be asked to write to the council stating what services she would provide within allocated budget.

Note: to ensure that there is clarity regarding the work to be carried out, the terms of the commissioning agreement to be set out in writing prior to commencement of the contract and approved by the Town Clerk in consultation with the Chairman of the Planning Committee and the Chairman of the Finance & General Purposes Committee.

Meting closed at 9.50 p.m.

Chairman

Appendix A

St Ives Town Council Planning Schedule for meeting date 1 February 2018

Ref No.	CC Ref	Site (Applicant)	Proposal	Observations
3181	PA18/00556	Wood Cottage, Hain Walk, St Ives (Mr and Mrs C Morris)	Phased proposed development of 1 No. new detached dwelling and demolition of existing	Application supported providing drive permeable and landscaping as part of a condition of planning. Councillor Lait declared an interest in this application as a friend of the applicant and withdrew from the meeting during discussions.
3171	PA17/12017	1 Restcot, Tyingham Road Lelant (Quita Clark)	Proposed new dwelling with parking and garden	Application supported providing no highway issues.
3168	PA18/00188	Gwyn Avril, Hendra Vean, Carbis Bay (Mrs K Fielding)	Raising roof and walls and creating first floor accommodation and associated works	Application supported.
3161	PA17/11871	Studio St Ives, Porthminster Point (Mr Anthony Curtis)	Demolition of existing dwellings and the construction of two replacement dwellings (revised scheme to PA16/06371 dated 29 th November 2016)	Objection. Overdevelopment, replacing modest development. Too high and visible from train.
3160	PA17/12285	49 St Johns Walk, St Ives (Mr & Mrs Mackay)	Two-storey Side Extension – single-storey rear extension and front porch.	Application supported.
3158	PA17/12217	25 St Peters Street, St Ives (Mrs Claire Smith)	Listed building consent application to replace two rotten windows to front of property	Application supported provided like for like window replacement and provided conservation officer approves.
3159	PA17/11967	Fox Cottage, Trencrom Lane, Carbis Bay (Ms S Cuckson)	Application for the proposed demolition of existing garage and formation of new annexe/home office, including widening of existing access	Application supported provided ancillary.
3162	PA17/12077	17 Tregenna Terrace, St Ives (Mrs Shelley Baker)	Rear extensions associated alterations and refurbishment of existing dwelling house	Plans not clear enough to view – inadequate information provided Unhappy with lack of comment from Planning Officer.
3163	PA18/00049	Treavail, Higher Tregenna Road, St Ives (Mr and Mrs Donaldson)	Two storey front bay window extension, ground floor rear extension, loft conversion, internal alterations and associated works	Objection. Substandard design. Not in keeping with local area. Disproportionate. Could set a precedent.

3164	PA17/1 2260	10 Fore Street, St Ives (<i>Mr Smith GMS – Estates</i>)	Replacing a substandard flat timber construction roof with a solid concrete roof providing 3 car parking spaces and an accessible bin store	Strongest possible objection. Detrimental effect on area. Huge Highways issues. Crossing communal courtyard. Unacceptable loss of granite steps. Against BE1 of Neighbourhood Development Plan. Visually bad. Request that the application be called to Committee
3165	PA17/1 2134	Westgate Flat, Market Strand, St Ives (<i>Mr M Price Longtaye Properties Ltd</i>)	Listed Building Consent: Internal alterations to connect Westgate Flat to 1 Fore Street, St Ives, including change of use to a shop. Replacement of four sliding slash windows	No objection to wooden window but internal changes would affect the historic fabric of the building in line with comments expressed by 'Historic England'
3166	PA17/1 2133	Westgate Flat, Market Strand, St Ives (<i>Mr M Price Longtaye Properties Ltd</i>)	Internal alterations to connect Westgate Flat to 1 Fore Street, St Ives, including change of use to a shop. Replacement of four sliding slash windows	No objection to wooden window but internal changes would affect the historic fabric of the building in line with comments expressed by 'Historic England'
3167	PA18/0 0145	17 Estuary View, Lelant (<i>Mr G Lewis</i>)	T1- mature Monterey Cypress – reduce height and lateral spread of crown by approximately 2m to limit the potential further growth of the tree, to reduce the risk of failure associated with bark-included unions in the lower 2m of stem, and to improve the aesthetic balance of the tree	Move support in line with Tree Officer's comments
3169	PA18/0 0091	Oceanis Apartments, Pednolver Terrace, Albert Road, St Ives (<i>Mr Michael Jordan</i>)	Non- material amendment (No.2) for Increase of the roof height at the central bay on the west elevation. Removal of the two roof windows in the aforementioned bay proposed in the application (issued on 29 September 2017) and replace them with a normal window and obscure glazing. The existing south facing window to the same room will be enlarged to full height. Furthermore, we propose a slight change in the position of the wall located on the northern side of the 2 nd floor apartment to (PA16/08429) Loft conversion to the existing development "Oceanis" compromising one additional flat	Recommended that a new application be submitted as proposed changes exceed non -material amendments.

3170	PA17/1 1507	McColl's, Tregenna Place, St Ives (McColl's Retail Group, Ltd)	Replacement fascia sign, new projecting sign and window vinyls	Application supported only if limited to the fascia board – hanging sign – as it is situated in a conservation area.
3172	PA18/0 0096	Co-Op Retail Services Ltd 14 Tregenna Place, St Ives <i>(Co-Operative Food Food Programme Delivery Orchid Group)</i>	Advertisement Consent for 1 X 'Halo' illuminated fascia Sign A (only the Co-op logo illuminated)	Application supported.
3173	PA18/0 0331	67 Back Road East, St Ives <i>(Mr & Mrs Rottenbury)</i>	Listed building consent for the installation of through floor lift to benefit disabled person	Application supported.
3174	PA17/1 1093	Flat 1, 1 West Place, St Ives <i>(Mr Mike Taylor)</i>	Creation of rear secondary staircase and landing at first floor level and associated works for fire escape purposes	Application supported.
3175	PA17/1 2067	Porthmeor Beach Café, Porthmeor Beach St Ives <i>(Porthmeor Beach Services)</i>	Construction of two temporary canopies/awnings and create another pedestrian access from road to restaurant area	Application supported provided Planning Officer approved new entrance.
3176	PA18/0 0565	Penquite, Vicarage Lane, Lelant <i>(Mrs Stephanie Pace)</i>	Section 73 application in relation to condition 3 of decision notice PA17/03077: Occupation of family and non-paying guests of the occupiers of the dwelling	Objection – should remain ancillary to the main dwelling
3177	PA18/0 0466	September, Steeple Lane, St Ives <i>(Mr Perrott and Mrs Reid)</i>	Construction of detached games room	Application supported as long as it will not be used as living accommodation. Councillor Lait declared an interest in this application as a friend of the applicant and withdrew from the meeting during discussions.
3178	PA17/1 0334	Ambulance Station, Trewartha Estate, Carbis Bay <i>(Mr J Woolstencroft Carbis Bay Homes Ltd)</i>	Demolition of former ambulance station and erection of building housing – 8 flats	Application supported.
3179	PA18/0 0675	1 Poldhu Close, Carbis Bay, St Ives <i>(Mr Adrian Soden)</i>	Amendment to application PA17/10275 in respect of increasing the height of the garage roof section ridge, addition of window with single flag opener at the rear of the new garage and the addition of a single door along the left hand	Application supported.

			wall of the new garage	
3180	PA18/0 0710	Trelyn, Gwel An Wheal Crescent, St Ives	Application for a non-material amendment to PA17/02438. Amendments sought – change number, dimensions and positions of ground floor bathroom/w.c. windows. South west facing windows (WG11 and WG12) to have obscure glazing	Application supported.
3182	PA18/0 0880	Sunnycroft, Trenwith Lane, St Ives <i>(Mr and Mrs A Marsden)</i>	Removal of conservatory, extending and remodelling existing flat roofed extension including a new roof lantern, and replacing and enlarging existing front porch	Application supported provided not unneighbourly.
3183	PA18/0 0228	8 Wheal Ayr Terrace, Alexandra Road, St Ives <i>(Mr N and Mrs L Smith)</i>	Erection of a three-storey rear extension	Strong objection. Overdeveloped and unneighbourly. Intrusive on the street scene and overlooking properties.