

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 4 January 2018 at 7pm.

PRESENT

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

COUNCILLORS

Garrod H F  
Griffin J  
Nicholls C

Tanner J  
Williams T

OFFICERS

Support Services Manager  
Administrative Assistant

APOLOGIES FOR ABSENCE – were received from Councillor Henry, Councillor Glanville, Councillor Mitchell and Councillor S. Tanner.

P.86 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 4 December 2017.

P.87 DECLARATIONS OF INTERESTS

Councillor Williams declared an interest in item 3151 on the Schedule, as the architect is a friend and withdrew from the meeting during consideration of this item.

P.88 PUBLIC SPEAKING

None

P.89 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.90 NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW GROUP  
UPDATES AND ITEMS FOR DECISION

Councillor Lait to meet with Mark Broomhead, Chris Dayley and Sarah Furley from Cornwall Council to get their view on the Neighbourhood Plan review process

P.91 ITEMS FOR DECISION

None.

P.92 **ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB- AREA PLANNING COMMITTEE**

None.

P.93 **STREET TRADING RENEWAL APPLICATION – RUSSELL OSBORNE, ST IVES BEEF – LI17\_006587**

Circulated information noted.

P.94 **CORRESPONDENCE**

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

Meeting closed at 7.56 p.m.

Chairman

St Ives Town Council  
 Planning Schedule for meeting date 4 January 2018

| <b>Ref No.</b> | <b>CC Ref</b> | <b>Site (Applicant)</b>  | <b>Proposal</b>   | <b>Observations</b>  |
|----------------|---------------|--|---|--|
| 3140           | PA17/1 0947   | Higher Bussow Farm, Towednack Road, St Ives<br>(Mr & Mrs Lane)   | Conversion of two storey barn to south wing within existing agricultural courtyard complex for use as a 3bedroom residential dwelling and retrospective use of single storey wings to north east and west side as rural workshop/studios. | Strong objection in line with the Planning Officer's comments. New two-storey extension has an overly domestic appearance and is harmful to the agricultural character of the existing historic property. Applicant hasn't submitted a bat and barn owl survey.  |
| 3141           | PA17/1 0999   | Ferdinandos Hideaway, 28 Fore Street, St Ives<br>(Mr & Mrs Ian & Michelle Tyldesley – Through The Woods) | Renovation of the residential units over the 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> floors, reducing the number of units from 5 to 4 – including replacement of the roof.  | Strong objection in line with the Planning Officer's comments. New mansard roof form and its cladding materials are out of keeping with the character of the existing property and that of the wider conservation area. The proposal would be harmful to the setting and appearance of numerous nearby listed buildings. |
| 3142           | PA17/1 1093   | Flat 1, 1 West Place, St Ives<br>(Mr Mike Taylor)  | Creation of rear secondary staircase at first floor level and associated works for fire escape purposes.  | Application supported provided not unneighbourly.  |
| 3143           | PA17/1 1188   | Flat 6, Moonrakers, Parc Owles, Carbis Bay<br>(Mr & Mrs M J Cocker)                                      | Demolition of existing conservatory and the construction of a replacement flat roof extension to No. 6 Moonrakers. Amended design of the previously approved PA16/03632 to reduce the size of the extension to No.6                       | Application supported.   |
| 3144           | PA17/1 1189   | Chy An Gweal, Chy An Gweal, St Ives<br>(Mr M Stevens)  | Replacement roof with velux cabrio balcony windows to front and dormer to rear. Replacement rear extension with alterations. Remove front porch   | Application supported provided that the cabrio balcony windows would not be unneighbourly.   |
| 3145           | PA17/1 1537   | Wheal an Dour, Trevalgan Road, St Ives<br>(Mr and Ms Harper & Bebbington)                                | Construction of new Detached Workshop/Garage/Store with Offices over including dormers and roof lights.   | Application supported.   |

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| 3146 | PA17/1<br>1441 | Land adjacent to Barallan, Burthallan Lane, St Ives<br><i>(Mr Michael Kilby &amp; Steven Kilby)</i> | Construction of two dwelling houses and associated work<br><br>Outline planning permission with all matters reserved  | Objection. Would affect the character of the rural lane. Over development. Should be a condition with Neighbourhood Plan Policy H2.  |
| 3147 | PA17/1<br>132  | Co-op Retail Services Ltd, Royal Square<br><i>(Co Op Food)</i>                                      | Application for a Display of Advertisements namely the siting of 2 internally illuminated fascia logo halo signs, 1 externally illuminated projection sign and 2 non illuminated wall mounted aluminium panel signs                         | Application supported provided the Conservation Officer approves.  |
| 3148 | PA17/1<br>1554 | 4 Wheal Dream, St Ives<br><i>(Mr J Chaffin)</i>   | Replacement of 2 bay windows  | Objection. Should be wood windows in the conservation area.  |
| 3149 | PA17/1<br>1710 | Fernhill Apartments, St Ives Road<br><i>(Fernhill Apartments)</i>                                   | Fell 2 x Sycamores and 1 x Holly Tree   | Application supported in line with the Planning Officer.   |
| 3150 | PA17/1<br>1507 | McColl's, Tregenna Place, St Ives<br><i>(McColl's Retail Group, Ltd)</i>                            | Replacement fascia sign, new projecting sign and window vinyls  | No plans on line. Inadequate information supplied – please re-submit the plans with more detail because it is in the conservation area.  |
| 3151 | PA17/1<br>1551 | 28 Trenwith Place, St Ives<br><i>(Mr M Wise)</i>  | Enlarged dormer to rear elevation   | Objection gross over development. Dormer too large.<br><br>Councillor Williams declared an interest as a friend of the architect and withdrew from the meeting during consideration of this item |
| 3152 | PA17/1<br>0131 | Land E of Carninney Farm, Carninney Lane, Carbis Bay<br><i>(Carninney Rise Ltd)</i>                 | Modification of Section 106 Obligation at Land Adjacent to Carninney Farm   | Application supported provided conditioned with Neighbourhood Plan policy H2 – principle residence.  |
| 3153 | PA17/1<br>1844 | The Vicarage, St Andrews Street, St Ives<br><i>(Diocese of Truro)</i>                               | Clearing of fallen limbs and dead wood, removal of self sown trees with a diameter of less than 75mm at a height of 1.5 metres above the natural ground level. Clearing undergrowth of brambles, nettles etc and shrubs will be cut back to | Application approved.  |

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|      |                |   | facilitate access along paths and one time lawns.  |   |
| 3154 | PA17/1<br>1617 | 4 Atlantic Lookout,<br>Trelyon Avenue,<br>St Ives<br>( <i>Mark Nankervis,<br/>Evolve Tree Consultancy</i> )     | Felling of Sycamore  | Objection. Please refer to the Tree Officer.  |
| 3155 | PA17/1<br>1680 | Carbis Bay Holiday Park,<br>Laity Lane,<br>Carbis Bay<br>( <i>Andrew McGivern<br/>Welshman Properties Ltd</i> ) | Removal of variation of condition 21 (occupancy restriction) in respect of decision PA15/02691 dated 29/09/2017 (outline application for up to 49 houses)            | <b>Strong objection</b> – refer to the affordable housing team and the removal of the condition is not supported.<br><br><b>Request that this application be called to committee if the officer recommendation is for approval.</b> |
| 3156 | PA17/1<br>1674 | Carbis Bay Holiday Park,<br>Laity Lane,<br>Carbis Bay<br>( <i>Andrew McGivern<br/>Welshman Properties Ltd</i> ) | Removal or variation of condition 20 (occupancy restriction) attached to decision PA15/10302 dated 29.09.17 (full application for 34 dwellings and associated works) | <b>Strong objection</b> – refer to the affordable housing team and the removal of the condition is not supported.<br><br><b>Request that this application be called to committee if the officer recommendation is for approval.</b> |
| 3157 | PA17/<br>12077 | 17 Tregenna Terrace, St Ives<br>( <i>Mrs Shelley Baker</i> )  | Rear extensions associated alterations and refurbishment of existing dwelling  | No objection provided not unneighbourly.  |