

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 8 March 2018 at 7pm.

PRESENT

Vice Chairman – Councillor Lait R

COUNCILLORS

Andrewes T  
Griffin J  
Nicholls C  
Mitchell A

Tanner J  
Tanner S  
Williams T

OFFICERS

Administrative Assistant

APOLOGIES FOR ABSENCE

Apologies were received from Councillor H F Garrod and Councillor J Symons.

P.105 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 1 February 2018.

P.106 DECLARATIONS OF INTERESTS

Councillor Griffin declared an interest in items 3193 and 3205 on the Schedule, as a friend of both applicants and withdrew from the meeting during consideration of these items.

Councillor Williams declared an interest in items 3185 on the Schedule, as a friend of the architect and withdrew from the meeting during consideration of this item.

Councillor S Tanner declared an interest in item 3201, for a personal matter and withdrew from the meeting during consideration of this item.

P.107 PUBLIC SPEAKING

Ref No. 3184 – PA18/00856 Land South of Spindrift, Church Lane, Lelant.

Applicant spoke in support of the application

Ref No.3185 – PA18/01185 – Former Monowai Hotel, Headland Road, Carbis Bay

Member of public spoke in objection to the application

Ref.No.3186 – PA17/07348 – Land E of Carninney Farm, Carninney Lane, Carbis Bay

Member of public spoke in objection to the application

Ref.No.3186 – PA17/07348 – Land E of Carninney Farm, Carninney Lane, Carbis Bay

Architect spoke in support of the application

Ref No.3208 – PA18/00739 – 44 Carbis Bay Holiday Park, Laity Lane, Carbis Bay

Member of public spoke in objection to the application

Ref No.3219 – PA18/01619 – Land adjoining 3A Fuggoe Croft, Carbis Bay

Member of public spoke in objection to the application

P.108 **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.109 **NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW GROUP  
UPDATES AND ITEMS FOR DECISION**

Councillor Lait and Lucy Davis will be meeting with Jeff Williamson on Monday 12<sup>th</sup> March 2018 – to discuss the housing statistics which he has collated. More information obtained from this meeting will be available at the next Planning committee meeting on Thursday 29<sup>th</sup> March 2018.

**RESOLVED** – Further discussions deferred until Planning Committee meeting on Thursday 29<sup>th</sup> March 2018.

P.110 **CORNWALL COUNCIL'S RESOURCES AND WASTE STRATEGY CONSULTATION  
SUMMARY**

Councillor Williams spoke about Cornwall Council's Resources and Waste Strategy Consultation Summary and stated that opinions/responses from Councillors were to be returned to Cornwall Council by 31<sup>st</sup> March 2018.

**RESOLVED** – An email to be sent to all Councillors asking for volunteers to form a Working Group – with the aim of collecting answers/opinions to be sent off to Cornwall Council. Clerical Officer to liaise with Councillor Williams to enable this to be carried out.

P.111 **ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL –  
WEST SUB- AREA PLANNING COMMITTEE**

None.

P.112 **REPORT – STREET TRADING GRANT APPLICATION – ADVICE FOR THE FUTURE**

Circulated report noted as a useful resource for future responses to Street Trading Grant Applications.

P.113 **CORRESPONDENCE**

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

**Meting closed at 9.27p.m.**

**Chairman**

## Appendix A

### St Ives Town Council Planning Schedule for meeting date 8 March 2018

<b>Ref No.</b>	<b>CC Ref</b>	<b>Site (Applicant)</b>	<b>Proposal</b>	<b>Observations</b>
3184	PA18/00856	Land South of Spindrift, Church Lane, Lelant, (Mr and Mrs J McCotter)	Demolition of outbuildings, erection of dwelling.	Application supported.
3185	PA18/01185	Former Monowai Hotel, Headland Road, Carbis Bay (Mr David Symonds Langsym Properties Ltd)	Non-material amendment (No.4) for 2 windows to the east elevation, second storey kitchen of Apartment 5 to be omitted to (PA15/02980). Demolition of existing building and replacement by residential block of 6 apartments including car parking, landscaping and associated works	<b>Application refused and requested to be called to committee should officer be minded to approve.</b>  Councillor Williams withdrew from meeting during discussion of this item.
3186	PA18/07348	Land E of Carninney Farm, Carninney Lane, Carbis Bay (Carninney Rise Ltd)	Detailed design of 30 residential units, including their appearance, landscaping, layout and scale. (Details following outline application PA15/05320 dated 08/01/16)	Objection – on application as it stands. Concerns over un-neighbourliness and overlooking nature of 3 storey buildings. NDP – 0S9 and GD1. Landscaping important with <u>no</u> fencing on site. Objection to the proposed terrace on one of the properties. Some concerns that the development should be tenure blind, in keeping with H1 part 3.
3208	PA18/00739	44 Carbis Bay Holiday Park, Laity Lane, Carbis Bay (Mr K Hodges)	Proposed new dwelling. Amended scheme (PA17/10094)	<b>Strongest possible objection. Request to be called to committee should officer be minded to approve.</b> Overdevelopment, unneighbourly and unacceptable loss of green space. Against BE12. Soakaway/drainage issues.
3187	PA18/00559	15 Fore Street, St Ives (Mr Tyler)	New roof terraces at rear of 1 <sup>st</sup> and 2 <sup>nd</sup> floor flats, new pitched roof dormer in rear roof slope	<b>Strongest possible objection.</b> Detrimental to the character of the area. Contrary to NDP BE1 and BE2. To be noted that an Appeal was dismissed recently for 19-21 Fore Street, St Ives.
3188	PA18/	Whites The	Outline Planning for the	Objection.

	00576	Furnishers Store, Access to Wheal Virgin, Consols, St Ives <i>(Mr Dennis Oates, Dennis Oates and Sons)</i>	demolition of existing building and the construction of dwellings with all matters reserves	Share same concerns as Heritage Officer.
3189	PA18/ 00904	Chapters House, Treloyan, St Ives <i>(Mr and Mrs Kelly)</i>	Construction of swimming pool side extension	Application supported.
3190	PA18/ 01004	Kintyre, Boskerris Crescent, Carbis Bay <i>(ACDLLP ACD LLP)</i>	Non- material amendment (No.1) for Reduction in the maount of Natural Stone Cladding to the facades by replacing stone cladding to the southern and western elevations with render. Reconfiguration of the windows to the North elevation (front). Additional roof lights to the central dwelling to (PA16/09691) Amended application for demolition of existing two storey dwelling with garage extension and the erection of 3 new dwellings	<b>Application removed as not considered NMA.</b>
3191	PA18/ 01079	10 Abbey Meadow, Lelant <i>(Mr and Mrs M Smith)</i>	Single storey rear extension	Application supported.
3192	PA18/ 00858	Kyleakan, Fernlea Terrace, St Ives <i>(Messrs Mike and Neil Kyle)</i>	Application for a change of use of a dwelling to 2 flats and external alterations and rear single storey extension	Application supported – as long as living space to be sub-divided according to NDP H5.
3193	PA17/ 10006	14 Trinity Watch, St Ives <i>(Mr W Sparling)</i>	Proposed glazed covering to external driveway/courtyard, additional parking space to replace flower bed and associated works	Application supported.  Councillor Griffin withdrew from the meeting during discussion of this item.
3194	PA18/ 00819	6-8 Fore Street, St Ives <i>(Miss Claire Chapman Superdry)</i>	Replacement signage	Accept signage/logo. However, some concerns as it is unclear from plans whether whole building is to be painted. Request that a dark colour is unacceptable.
3195	PA18/ 00975	Carninney Farm, Carninney Lane, Carninney, Carbis Bay <i>(Mr Kelly)</i>	Outline planning permission with all matters reserved: Construction of new Dwelling and associated external works	<b>Strongest possible objection – request to be called to Committee should officer be minded to approve.</b>

				<p>Overdevelopment in a rural area. Does not respect the character of the farmstead. Out of keeping with surroundings. Will dominate landscape because built on elevated land. Issues with light pollution – NDP OS4.</p> <p>Access issues. Too much pressure on lane to cope with extra traffic. Proper survey/professional assurance required to ascertain whether lane can cope with extra levels of traffic.</p> <p>Will exasperate flooding issues. Important site relating to previous applications. Need assurance that adequate measures are in place to ensure that the bats on site are protected. NDP policy OS2.</p>
3196	PA18/01342	19 Penwith Road, St Ives <i>(Miss V Marks)</i>	Two storey side extension to existing dwelling	Support, providing ancillary.
3197	PA18/01047	55 Halsetown, St Ives <i>(Christine Greenwood)</i>	Conversion and extension of former studio to form a one bedroom single storey dwelling including alterations to existing access	No response/comment.
3198	PA17/11297	Carninney House, Carninney Lane, Carninney <i>(Mr P and Mrs C Hopkinson)</i>	Demolish existing derelict barn and replace with a new build self contained two bedroom annexe	Objection on same grounds as last Carninney application discussed at this meeting (PA18/00975) – except for issues relating to bats (no concerns in relation to bats with this application)
3199	PA18/01486	Land S of Higher Stennack and NW of Joannies Avenue Higher Stennack, St Ives <i>(Mr Phillip Harris and Mrs Jeanne Powell C/O Martin Millmore)</i>	Non-material amendment (no.2) for a minor reduction in the overall footprint of Plot 2 which has necessitated some minor changes to the proposed layout of the property to (PA15/04844) Erection of 2 dwellinghouses (resubmission of PA14/06098)	Application supported.
3200	PA18/00746	Flat 1, 2 Park Avenue, St Ives <i>(Mr J Fretwell)</i>	Application to alter the existing ground floor bedroom that it is accessed either via an internal staircase or via an external door into a studio apartment	No objection.
3201	PA18/00689	Bos Kembro Pannier Lane Carbis Bay	To create an off -road parking space	<p>Application supported.</p> <p>Councillor S Tanner withdrew from</p>

		(Mr G Smith)		the meeting during discussion of this item.
3202	PA18/01639	16 The Warren, St Ives (Mr N Bromilow)	Proposed extension to existing decking over flat roof and associated works	Objection. Contrary to NDP policies BE1, BE2 and OS9. Owing to the effect on skyline, character of the terrace and issues of unneighbourliness in a built up area. Permission to raise the height before was refused owing to the effect on the character and unneighbourliness.
3203	PA18/01065	Flat 1, 7 Pednolver Terrace, Albert Road, St Ives (Mrs K Gilbert)	Creation of a parking space in part of front garden	<b>Strongest possible objection. Request to be called to Committee should officer be minded to approve</b> Sets precedent. Two Appeals have already been dismissed (to do this in other terraces in town) BE17 applies.
3204	PA18/00834	2 Ship Aground, The Wharf, St Ives (Mrs Slattery)	Proposed balcony and associated works	<b>Strongest possible objection. Request to be called to committee should officer be minded to approve</b> It is a conservation harbour. This application will change the whole area. Agree with Planning Officer.
3205	PA18/01347	Land Rear of Providence House, Access to Wheal Speed, South side of Count House Lane, Wheal Speed (Mr M Tooley)	Outline Planning Permission with some matters reserved: Construction of two new dwellings with integral garages and extension of existing access into site	Objection. Overdevelopment.  Councillor J Griffin withdrew from the meeting during discussion of this item.
3206	PA18/01255	Badgers Holt, Nance, Trink, St Ives (Mr and Mrs Morrison)	Proposed storage shed	Application supported.
3207	PA18/01316	Land West of The Haven Hawks Point, Carbis Bay (Mr A Righelato)	Renewal of Application PA15/01271. Proposed New Dwelling and associated works	Application supported with provision of no light pollution. Landscaping important.
3209	PA18/00091	Oceanis Apartments, Pednolver Terrace, Albert Road, St Ives (Mr Michael Jordan)	Loft conversion to existing development "Oceanis" comprising of one additional flat without compliance with	Objection.  Overdevelopment. Contrary to NDP H5 and T2.

		<i>Mallford Properties Ltd</i>	Condition 3 of Decision Notice Number PA16/08429 to allow amended design	
3210	PA18/01310	Penayr, 5 Draycott Terrace, St Ives <i>(Mr and Mrs Adamson)</i>	Construction of front elevation dormers including balcony in place of existing; rear elevation dormer and ground floor kitchen extension. Creation of front elevation basement courtyard and minor amendments to west elevation existing extension.	<b>Strongest possible objection. Request to be called to committee should officer be minded to approve</b> . Detrimental to terrace. Contrary to BE5/BE6. Affects the integrity of the whole terrace.
3211	PA18/01430	Knill House, 50 Fore Street, St Ives <i>(Mrs Kirsty Gordon Joules Ltd)</i>	Listed building Consent for decoration and new signage to existing timber shopfront, minor alterations internally, remove fitting rooms on ground floor and refurbish the retail area internally with own brand colours and finishes, with new fixtures and fittings. New floor. Remove false beams and underboard ceilings.	No objection - providing Conservation Officer approves.
3212	PA18/01429	Knill House, 50 Fore Street, St Ives <i>(Mrs Kirsty Gordon Joules Ltd)</i>	Decoration and new signage to existing timber shopfront. Minor alterations internally, remove fitting rooms on ground floor and refurbish the retail area internally with own brand colours and finishes, with new fixtures and fittings. New floor. Remove false beams and underboard ceilings.	No objection – providing Conservation Officer approves.
3213	PA18/01785	1 Poldhu Close, Carbis Bay, St Ives <i>(Mr Adrian Soden)</i>	Re submission of already approved planning Ref: PA17/10275	Application supported provided not unneighbourly.
3214	PA18/01872	4 Belmont Place, Windsor Hill, St Ives <i>(Mr &amp; Mrs Chandler)</i>	Enlargement of existing front dormer to include glass guarding to front	<b>Strongest possible objection. Request to be called to committee should officer be minded to approve</b> Unneighbourly. Detrimental impact on the character of the terrace. Contrary to BE5.
3215	PA18/01281	St Pirans Lodge, Abbey Hill, Lelant <i>(Mrs Norma Wood)</i>	Listed building consent application to build a wooden summerhouse	No objection.
3216	PA18/02058	St Pirans Lodge, Abbey Hill, Lelant <i>(Mrs Norma Wood)</i>	To build a summerhouse, with a single pitch roof (4.8m x 3.6m) at the end of the garden,	No objection.

			at least 2m from the boundary wall	
3217	PA18/01251	65 Back Road East, St Ives <i>(Mr F and Mrs V McKay)</i>	To lime plaster the front upper two floors of the house	Conservation Officer to decide. Some concerns over loss of character.
3218	PA18/01252	65 Back Road East, St Ives <i>(Mr F and Mrs V McKay)</i>	Listed building Consent to lime plaster the two front upper two floors of the house	Conservation Officer to decide. Some concerns over loss of character.
3219	PA18/01619	Land adjoining 3A Fuggoe Croft, Carbis Bay <i>(Mr D Vallender)</i>	Erection of a dwelling	<b>Strongest possible objection. Request to be called to committee should officer be minded to approve</b> Overdevelopment and unnecessary.