

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 13 September 2018 at 7.00pm.

PRESENT

Chairman – Councillor J Symons
Vice Chairman – Councillor R Lait

COUNCILLORS

Garrod H	Mitchell A
Glanville R	Nicholls C
Griffin J	Tanner J
Messenger K	Williams T

OFFICERS

Facilities Manager
Administrative Assistant

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor S Tanner and Councillor R Henry

P.174 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 16 August 2018.

P.175 DECLARATIONS OF INTERESTS

Item No. 3401 – Penwith Gallery, Back Road West, St Ives.

Councillor Williams declared an interest in this application as a member of Penwith Gallery and withdrew from the meeting during discussion.

Item No. 3408 – The Garrack Hotel, Burthallan Lane, St Ives.

Councillor Messenger declared an interest in this application as a friend of the applicant and withdrew from the meeting during discussion.

P.176 PUBLIC SPEAKING

(1) Item No. 3386 – Oceanis Apartments, Pednolver Terrace, St Ives

One speaker spoke in support of the application.

(2) Item No. 3387 – Land to South of Poltreen Close, Carbis Bay

One speaker spoke in objection to the application and one speaker spoke in support of the application.

(3) Item No. 3388 – Little Hendra, Boskerris Road, Carbis Bay

One speaker spoke in objection to the application and one speaker spoke in support of the

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application.

- (4) Item Nos. 3389 and 3390 – Tregenna Castle Hotel, St Ives

One speaker spoke in support of the application.

- (5) Item No. 3408 – The Garrack Hotel, Burthallan Lane, St Ives

One speaker spoke in support of the application.

P.177 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.178 Neighbourhood Development Plan and Action Plan – Update

Item deferred until next month's meeting

The working group will meet during October and an update will be available then.

P.180 Cornwall Council Community Infrastructure Levy

The CIL Working group met on Monday 10th September and completed the Questionnaire as part of the consultation.

RESOLVED – that the Administrative Assistant will input and submit the Questionnaire responses online prior to the deadline of 23 September 2018.

P.181 TOWN AND PARISH PLANNING CONFERENCES 2018/2019 – INVITATION

The invitation was noted, and Councillors actively encouraged to attend the Planning Conference, which is to be held at St Johns Hall on 4 October 2018.

RESOLVED – that completed forms are to be returned to the Administrative Assistant whom will book places online.

P.182 PROPOSAL TO REVERT TO A ONCE MONTHLY PRE-APPLICATION MEETING EVENING

The Chair expressed concern at the increasing number of pre-application planning meetings currently taking place on random nights throughout the monthly calendar. It was proposed that it would be more convenient for a pre-application meeting evening to take place either once every 4 or 6 weekly period.

RESOLVED – Pre-application meetings are to be held on a 6-weekly cycle and will take place on a Wednesday night. Slots will initially be 30 minutes long, unless otherwise requested and each slot will be charged at the current rate of £40 – in compliance with the Scale of Charges 2018-2019.

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P.183 APPLICATIONS RECOMMENDED TO BE REFERRED TO COMMITTEE

Councillor Mitchell brought to the Planning Committee's attention the need to promptly inform Cornwall Councillors, Taylor and Robinson, of any applications which have been recommended to be referred to Committee.

RESOLVED - that the Administrative Assistant will contact both Councillor Taylor and Councillor Robinson after each Planning Committee meeting (via email or letter) informing them of any applications which have been called to Committee.

P.184 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

Meeting closed at 9.22 pm

Chairman

St Ives Town Council
 Planning Schedule for meeting date 13 September 2018

Ref No.	CC Ref	Site (Applicant)	Proposal	Observations
3386	PA18/07052	Pednolver Terrace, Oceanis Apartments, Albert Road, St Ives (<i>Mr M Jordan</i>)	Amended layout and roof design following planning permission PA16/08429 for one additional flat	<p>Objection. Agree with the Planning Officer's comments.</p> <p>Overdevelopment. Detrimental to the integrity of the terrace and to the skyline.</p> <p>NDP – GD1 and BE5</p>
3387	PA18/06557	Land to the South of Poltreen Close, Carbis Bay (<i>Mr Andrew McGivern Poltreen Close Ltd</i>)	Proposal to demolish existing bungalow at site's entrance and erection of 10 new dwellings.	<p>Strongest possible objection. Request to be called to committee should the Planning Officer be minded to approve.</p> <p>Overdevelopment, overlooking and unneighbourly – comprises privacy of existing residents.</p> <p>Out of character in the surrounding area.</p> <p>Loss of green space/amenity.</p> <p>Contrary to NDP AS6, GD1, OS3, BE12 and BE17.</p> <p>Highways issue – concern expressed by the Highways Officer.</p> <p>Situated in a critical drainage area - loss of soakaway.</p>

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3388	PA18/ 07686	Little Hendra, Boskerris Rd, Carbis Bay (<i>Mr Andrew McGivern</i>)	Demolition of existing dwelling and redevelopment of the site to provide 8no. new dwellings and 1no. replacement dwelling	<p>Strongest possible objection. Request to be called to committee should the Planning Officer be minded to approve.</p> <p>Overdevelopment. Excessive amount of hard landscaping.</p> <p>Loss of green space.</p> <p>Overlooking and unneighbourly.</p> <p>Out of keeping and insensitive to surroundings. Will spoil vista.</p> <p>Contrary to NDP OS9, GD1, BE12 and BE17.</p> <p>Evidence of bats in the roof of Little Hendra.</p>
3389	PA18/0 7576	Tregenna Castle Hotel, Access to Tregenna Castle, St Ives (<i>Tregenna Castle Hotel Ltd</i>)	Re-construction of existing squash and badminton courts to create 21 hotel bedrooms	Application supported.
3390	PA18/0 8026	Tregenna Castle Hotel, Access to Tregenna Castle, St Ives (<i>Tregenna Castle Hotel Ltd</i>)	Listed building consent for demolition of existing squash court, badminton court, laundry and toilets and construction of new hotel bedrooms	Application supported.
3408	PA18/ 06454	The Garrack Hotel, Burthallan Lane St Ives (<i>Mr A Baragwanath Ayr St Ives Ltd</i>)	Demolition of part of the existing hotel buildings to create retirement apartments with connected leisure facilities (restaurant and swimming pool	<p>Councillor Messenger withdrew from the meeting during discussion of this item.</p> <p>Support proposals – providing there is significant evidence illustrating that the hotel isn't viable.</p>
3391	PA18/	7 Poltreen Close, Carbis Bay, St	Retention of existing side elevation attached	Request that application is re-presented/re-

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	07252	Ives (<i>Mr and Mrs W Bunn</i>)	store.	submitted as the application is not for a store, but a studio.
3392	PA18/ 07296	30 Back Road East, St Ives (<i>Mr Maurice Abell</i>)	Replacement of all sash windows with matching UPVC double glazed windows	Support application providing the Conservation Officer approves.
3393	PA18/ 07507	Harbour View Cottage, 14 Bunkers Hill, St Ives (<i>Mr J Noone</i>)	Replacement windows and dormer sides in UPVC to front and rear elevations	Support application providing Conservation Area Officer approves.
3394	PA18/ 07508	Street Record, St Ives Road, Lelant (<i>Ms S Teagle</i>)	Overhead lines exemption for erection of a 15 metre Rutter Pole and addition of another pole to form a H pole	Objection. Not in health or environmental interest of the local community.
3395	PA18/ 07682	18 Tremar Road, St Ives (<i>Liverty</i>)	Ground floor rear extension for disabled occupant	Application supported.
3396	PA18/ 07608	Avoca, St Ives, Cornwall (<i>Mr and Mrs R Fleming</i>)	Alterations and single storey side extension and associated works	Application supported.
3397	PA18/ 07638	Creekside, The Saltings Lelant (<i>Mrs M Scully</i>)	T1 Magnolia & T2 Acer – Fell and replace with Malus ‘Tommy Knight’	Support the felling of the T2 Acer, but not the T1 Magnolia.
3398	PA18/ 07158	Folly Farm, The Stables, Trowan Lane, St Ives (<i>Mr and Mrs Martyn and Tamsyn Tarplee</i>)	Proposed demolition of existing office building and construction of self- build family dwelling.	Application supported.
3399	PA18/ 07093	Old Court House, Lower Lelant, Lelant, St Ives (<i>Mrs Hazel Bell</i>)	Application for internal and external refurbishment, install patios, summerhouse, garden shed and decked area.	Application supported subject to the approval of the Conservation Officer.
3400	PA18/ 08037	Tremar, Church Road, Lelant (<i>Mr A Hicks</i>)	T1 Sycamore, intend to fell, due to tree outgrowing its location. To be replaced with more suitable tree (Rowan	Application supported providing the Tree Officer approves.
3401	PA18/ 07547	Penwith Gallery, Gallery Back Road West, St Ives	Proposed security shutters to gallery front entrance.	Councillor Williams withdrew from the meeting during discussions of this item.

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		(Mrs J Bright)		<p>Strongest possible objection. Request to be called to committee should the Planning Officer be minded to approve.</p> <p>Detrimental to the character of the area. Will set a dangerous precedent. Propose different options should be investigated- such as internal shutters for example.</p>
3402	PA18/07954	28 Carthew Court, St Ives (Mrs K Hill)	Proposed additional window in white UPVC to North East Elevation	<p>Councillor Glanville left the room during discussions of this item (not 'interest' related)</p> <p>Application supported providing not unneighbourly.</p>
3403	PA18/07786	Land adj to Carninney Farm, Carninney Lane, Carbis Bay (Mr Kelly)	Outline application with all matters reserved for sub-division of site and extension of existing converted barn to form a new dwelling, with associated external works	<p>Objection. Adhere to previous comments.</p> <p>Overdevelopment of area.</p> <p>Detrimental impact on Carninney Lane.</p> <p>Highways issue with the increase in traffic in the area – contrary to NDP OS7.</p> <p>Agree with Planning Officer's comments.</p>
3404	PA18/07832	6 Tregenna Hill, St Ives (Mr M de Rozarieux)	Creation of new entrance within shop front to serve first floor flat	Application supported.
3405	PA18/07839	Plot 1, Spernen Close, Carbis Bay (Lillian Perkin)	Retention and completion of dwelling (previously approved under PA13/10402) without compliance with condition 2 in respect of decision PA16/12029 dated 23.03.17 to allow unrestricted occupancy)	<p>Strongest possible objection. Request to be called to committee should the Planning Officer be minded to approve.</p> <p>This proposal is trying to undermine the principle residence policy H2.</p>

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3406	PA18/ 08002	1 Windsor Terrace, St Ives (<i>Mr A Burr</i>)	Internal alterations and first floor extension	<p>Strongest possible objection. Request to be called to committee should the Planning Officer be minded to approve.</p> <p>Wholly inappropriate design of side extension. Not opposed to the idea, but the design. The flat roof and the balconies on the frontage of the proposed extension are inappropriate and will have a detrimental impact on the integrity of an Edwardian Terrace.</p>
3407	PA18/ 08259	Land South of Glenmoor, Fuggoe Lane, Carbis Bay (<i>Mr Michael Tomkins Revo Property Ltd</i>)	Non material amendment (No.1) for: a) Internal room layout changes; b) External materials amended to provide a higher quality façade in keeping with the surrounds; c) Two bathroom windows (obscured) included to the South elevation; d) Dormer included to the rear elevation (obscured) in place of roof-light window and e) Relocation of front door in porch to front elevation in respect of (PA15/07117). Construction of detached dwelling.	<p>Objection.</p> <p>Agree with the Planning Officer's comments. This is not a non-material amendment. A new application should therefore be submitted.</p>