

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 19 July 2018 at 7.00pm.

PRESENT

Chairman – Councillor J Symons
Vice Chairman – Councillor R Lait

COUNCILLORS

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| Glanville R | Mitchell A |
| Griffin J | Nicholls C |
| Messenger K | Williams T |

OFFICERS

Facilities Manager
Administrative Assistant

APOLOGIES FOR ABSENCE

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

P.154 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 21 June 2018.

P.155 DECLARATIONS OF INTERESTS

Councillor Glanville declared an interest in Item 3350 – PA18/0552 as a neighbour and an objector to the application. Councillor Glanville withdrew from the meeting during discussions of this application.

Councillor Williams declared an interest in Item 3362 – PA18/03721 as a family member owns an adjoining flat and has objected to the application in the form of written correspondence. Councillor Williams withdrew from the meeting during discussions of this application.

Councillor Williams also declared an interest in Item 3364 – PA18/06368 as a friend of the applicant and withdrew from the meeting during discussions of this application.

Councillor Nicholls declared an interest in Item 3362 – PA18/03721 as a family member/friend owns an adjoining flat and has objected to the application in the form of written correspondence. Councillor Nicholls withdrew from the meeting during discussions.

Councillor Nicholls also declared an interest in Item 3364 – PA18/06368 as a friend of the applicant.

Councillor Messenger declared an interest in Item 3343 – PA18/05470 as a friend of the applicant and withdrew from the meeting during discussions.

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P.156 PUBLIC SPEAKING

- Item No. 3348 – PA18/04902. One speaker in support of the application.
- Item No. 3342 – PA8/0514. One speaker in support of the application.
- Item No. 3350 – PA18/0552. One speaker objecting to the application.
- Item No. 3346 – PA18/02735. One speaker in support of the application.
- Item No. 3344 – PA17/07348. One speaker in support of the application.

P.157 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.158 Neighbourhood Development Plan

- a. Setting up working group for the five -year review

Councillor Lait provided an update. Councillor Griffin will be actively involved as part of the working group for the five- year review.

Recommended to Council – that a working group for the five-year review of the Neighbourhood Development Plan be established. The group will work collaboratively to facilitate this review. The process of facilitation will need to be fully examined initially and external help may be called upon, if necessary.

P.159 Action Plan - items for update/decision

None.

P.160 (1) Consultation - Draft Validation Guide including the local list

Recommended to Council – that consultation responses may be sent by individual Councillors

(2) PA14/03546 - Land adjacent to Tyingham Road, Lelant,

Item deferred until next meeting.

P.161 CORRESPONDENCE

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

Meeting closed at 8.35 pm

Chairman

St Ives Town Council
 Planning Schedule for meeting date 19 July 2018

| Ref No. | CC Ref | Site (Applicant) | Proposal | Observations |
|----------------|---------------|---|---|---|
| 3341 | PA18/05274 | Plot 4 of 4, Carninney Lane, Carninney, Carbis Bay, St Ives <i>(Mr J Johnson)</i> | Variation of condition 3 (approved plans condition) to allow amendments to plans to include proposed basement in respect of decision PA16/08693 for proposed new dwelling | Application supported. |
| 3342 | PA18/05141 | Henliston, Boskerris Crescent, Carbis Bay <i>(Mr Mario Lisle)</i> | Demolition of existing dwelling and erection of new detached house | Application supported. |
| 3343 | PA18/05470 | 1 Trendreath Close, Lelant, St Ives <i>(Mr Jeffrey Olds)</i> | Felling of a Leylandii hedge to the side and front of property to be replaced with a fence. As you are aware these trees take a lot of looking after and cutting | Councillor Messenger declared an interest and withdrew from the meeting during discussions of this application. Objection – Leylandii hedge to be replaced with green alternative. |
| 3344 | PA17/07348 | Land E of Carninney Farm, Carninney Lane, Carbis Bay <i>(Carninney Rise Ltd)</i> | Detailed design of 30 residential units, including their appearance, landscaping, layout and scale (Details following outline application PA15/05320 dated 08/01/16) | Application supported. |
| 3345 | PA18/05777 | Easter Cottage, Church Road, Lelant, St Ives <i>Mrs Susan Wilson)</i> | Remove trees 1 and 2 | Supported – however, inadequate information online (no plans or photographs available to view). |
| 3346 | PA18/02735 | Rose Glen, Carthew Way, St Ives <i>(Mrs R M Browne)</i> | Application for the construction of an annexe in place of existing detached garage (revised design) | Application supported provided ancillary to main accommodation. |

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| 3347 | PA18/ 04952 | Orchard Walls, Trewidden Road, St Ives <i>(Mr Robert Fletcher Orchard Walls Ltd)</i> | Creation of 16 no. new car parking spaces for private use and associated landscaping. New vehicular entrance to the site from Bishop's Road. Change of use from C3 (garden attached to private dwelling house) to 'Sui Generis' (private car parking spaces) | Detrimental to the character of the area, inadequate planting along the hedge, wrong location for a car park. Large area of hard landscaping - potential problem with run-off. Contrary to NDP policy BE11. |
| 3348 | PA18/ 04902 | Penayr, 5 Draycott Terrace, St Ives <i>(Mr & Mrs Adamson)</i> | Dormer and kitchen extension (re-submission of PA18/01310 – reduced scheme) | Application supported. |
| 3349 | PA18/ 05693 | 1 Windsor Terrace, St Ives <i>(Mr A Burr)</i> | Internal alterations and first floor extension, also create 2 new parking spaces with new access off Windsor Terrace | Proposed development will ruin the integrity & character of the terrace. Loss of front garden wall & green space. Inappropriate extension; over development of the plot. Contrary to NDP policies GD1 & BE5 Strongest possible objection. Request to be called to committee should the case officer be minded to approve. |
| 3350 | PA18/ 0552 | Bos Kembro, Pannier Lane, Carbis Bay <i>(Graham Smith)</i> | Retrospective application for construction of decking to a height of 78cm to support a garden room and tool shed | Councillor Glanville declared an interest and withdrew from the meeting during discussions of this application. Overlooking, unneighbourly and overdeveloped. Inappropriate loss of green amenity. Contrary to NDP GD1 & BE17. Strongest possible objection. Request to be called to committee should the case officer be minded to approve. |

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| 3351 | PA18/ 05849 | 8 Wheal Ayr Terrace, Alexandra Road, St Ives <i>(Mr and Mrs N and L Smith)</i> | Proposed 2 storey rear extension | Application supported. |
| 3352 | PA18/ 05416 | Joannies Avenue, Higher Stennack, St Ives <i>(Mr P Harris and Mrs J Powell)</i> | Application for approval of reserved matters (landscaping) following outline approval PA15/04844 | Application supported. |
| 3353 | PA18/ 05403 | Corva Barn, St Ives <i>(Mrs K Ferguson)</i> | Amendments to previous approved barn conversion (PA16/08090) | Application supported. |
| 3354 | PA18/ 06158 | Pendennis, Bishops Road, St Ives <i>(Mrs B Graham)</i> | Retention and completion of driveway alterations and associated works | Objection. Excessive amount of hard landscaping. Cornish hedge has already been removed and replaced with inappropriate cladding/materials. Loss of green amenity. Out of keeping with surrounding area. |
| 3355 | PA18/ 05892 | 601 Carbis Beach Apartments, Carrack Gladden, Carbis Bay, St Ives <i>(Mr Derek Cook)</i> | Certificate of lawfulness existing use for double garage and store | Resubmission of application requested with sufficient evidence of usage. Unable to make an informed decision based on information provided. |
| 3356 | PA18/ 06132 | Old Court House, Lower Lelant, Lelant <i>(Mrs Hazel Griffiths)</i> | Fell T1, T2, T5, T6 and T7. Crown reduce T3 sycamore and crown raise T4 ash | Resubmission request. Unable to comment on application due to inadequate plans on system. |
| 3357 | PA18/ 06002 | 3 Carncrows Street, St Ives <i>(Mr Tony Walford)</i> | Listed building consent: replacement of front dormer, and ground floor front window and entrance door | Application supported provided Conservation Officer approves. |

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| 3358 | PA18/ 05699 | 1 Windsor Terrace, St Ives <i>(Hayward Architects, Hayward Architects Ltd)</i> | Create two tier parking | Unnecessary overdevelopment. Highways issues – safety concerns. Strongest possible objection. Request to be called to committee should the case officer be minded to approve. |
| 3359 | PA18/ 06027 | 13 St Nicholas Court, St Ives <i>(Mr S Ashmore)</i> | Replacement of aluminium windows with aluminium to the same design as original | Application supported. |
| 3360 | PA18/ 06419 | Chy Ryb An Mor, Headland Road, Carbis Bay <i>(Mrs Raven)</i> | Proposed replacement roof with gables, balcony and other alterations | Application supported. |
| 3361 | PA18/ 06059 | 24 The Terrace, St Ives <i>(Mrs Walker)</i> | Listed building consent for replacement gutters and front windows | Application supported providing Conservation Officer approves. |
| 3362 | PA18/ 03721 | 3 Porthmeor Road, St Ives <i>(Ms S Shearer)</i> | Refurbishment and extension of existing dwellings 3, 3a and 3b Porthmeor Road (St Christopher's) to parts of the building | Councillor Williams and Councillor Nicholls withdrew from the meeting during discussions of this application. The beach frontage proposal would set a dangerous precedent. Excessive amount of glazing. Out of keeping with surrounding area. Inappropriate and dominant design. Contrary to NDP GD1 & BE4 Strongest possible objection. Request to be called to committee should the case officer be minded to approve. |
| 3363 | PA18/ 06105 | Ferdinandos Hideaway, 28 Fore Street, St Ives <i>(Mr Tyldesley)</i> | Refurbishment of the upper floor flats, reducing the occupancy from 5 units to 4 with like for like renovation of primary elevation historic elements, | Application supported. Commendation for maintaining frontage. |

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| | | | including original dormer to rear. Rear alterations including replacement of unnecessary built elements with a cohesive design, including rear 'cat slide' roof over section of roof to replace existing rear dormers | |
| 3364 | PA18/06368 | Santa Lucia, 6 West Place, St Ives (<i>Mr R Henry</i>) | Extension to the rear (west elevation) at second floor and infill to first floor (south elevation) side return | <p>Councillor Nicholls and Councillor Williams declared an interest and withdrew from the meeting during discussions of this application.</p> <p>The Planning Committee acknowledge that Mr Henry is a Town Councillor.</p> <p>Objection. Contrary to NDP GD1 and BE5. Inappropriate design. Out of proportion and not sensitive to surroundings – out of keeping.</p> |