

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 26 April 2018 at 7pm.

PRESENT

Chairman – Councillor J Symons

Vice Chairman – Councillor Lait R

COUNCILLORS

Garrod H

Glanville

Griffin J

Henry R

Nicholls C

Mitchell A

Tanner J

Williams T

OFFICERS

Administrative Assistant

APOLOGIES FOR ABSENCE

Apologies were received from Councillor S Tanner.

P.129 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 29 March 2018.

P.130 DECLARATIONS OF INTERESTS

- Item No. 3249 – PA18/03064 – Tremar, Church Road, Lelant.
Councillor Garrod declared an interest in this item and withdrew from the meeting during discussion.
- Item No. 3263 – PA18/01347 – Land Rear of Providence House, Wheal Speed, Carbis Bay.
Councillor Griffin declared an interest in this item as a friend of the applicant and withdrew from the meeting during discussion.

P.131 PUBLIC SPEAKING

- Item No. 3250 – PA18/03087 – Uno, The Burrows, St Ives.
One speaker in support of the application.
- Item No. 3261 – PA18/03554 – Trevarthen, Boskerris Road, Carbis Bay
One speaker in support of the application.
- Item No.3269 – PA18/02735 – Rose Glen, Carthew Way, St Ives
One speaker objecting to application.
- Item No. 3256 - PA18/02601 -Land W of Moorlands, Towednack Road, St Ives.
One speaker in support of the application and one speaking in objection to application.
- Item Nos. 3257 and 3258 – PA18/03222 and PA18/03223 – The Old Chapel, Abbey Hill, Lelant.
One speaker in support of the application.
- Item No.3247 – PA18/01619 – Land adjoining 3A Fuggoe Croft, Carbis Bay.
One speaker in support of the application.

P.132 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.133 NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW GROUP UPDATES AND ITEMS FOR DECISION

Councillor Lait updated the Planning Committee, explaining that a meeting of the NDP Review Group is to be held on Monday 30 April. The draft review has been written and it is now ready for discussion by the Review Group – to be presented as a final document to Council and Cornwall Council.

RESOLVED – Councillor Lait to provide an update at the next meeting of the Planning Committee on Thursday 24 May 2018.

P.134 LAND E OF CARNINNEY FARM, CARNINNEY LANE, CARBIS BAY – DETAILS FOLLOWING OUTLINE APPLICATION PA15/05320 DATED 08/01/16)

Following notification from Planning Officer, Chantal McLennan, of her intention to recommend this planning application for approval, St Ives Town Council – Chairman and Vice-Chairman (on behalf of the Planning Committee) this application was requested to be called to committee. This request was submitted on 10 April 2018. On 19 April 2018, the Case Officer emailed through further notification following a site visit where she had met with the adjoining neighbour. It had been decided not to take to the application to the said committee meeting until a meeting with applicant and agent has taken place. The purpose of the meeting will be to investigate if there are any opportunities to further amend the scheme and try and alleviate and fully understand the issues raised.

P.135 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB- AREA PLANNING COMMITTEE

None.

P.136 CORRESPONDENCE

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

Meting closed at 8.57pm

Chairman

Appendix A

St Ives Town Council
 Planning Schedule for meeting date 26 April 2018

<i>Ref No.</i>	<i>CC Ref</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
3250	PA18/03087	Uno, The Burrows, St Ives (Mr D Potter)	Lean to extension and free standing swim spa.	Application supported.
3261	PA18/03554	Trevarthen, Boskerris Road, Carbis Bay (Mr & Mrs P Thornton)	Side extension with balcony including demolition of sun room. Alterations to existing dwelling including Juliet balconies and roof lights	Application supported.
3269	PA18/02735	Rose Glen, Carthew Way, St Ives (Mrs R M Browne)	Application for construction of an annexe in place of existing detached garage	<p>Strongest possible objection. Request to be called to committee should officer be minded to approve</p> <p>Unneighbourly and overlooking. Not in keeping with the surrounding area. Building will tower over Beach Road and will also affect the look of Carthew Way. Contravenes NDP BE9 and BE17 and GD1 and T2. Will set a dangerous precedent. Building is not ancillary to the main dwelling – so the definition of an annexe is questionable. No site or contextual plans available for viewing.</p>
3256	PA18/02601	Land W of Moorlands, Towednack Road, St Ives (Mr Holt)	Erection of 10 new semi-detached dwellings	<p>Strongest possible objection. Request to be called to committee should officer be minded to approve</p> <p>The application goes against Cornwall Local Plan and the Neighbourhood Development Plan. It is within the AONB – the land should be protected. Unacceptable impact on views. Out of character with surrounding area. Agreed that allotments are needed, but this is not the area for them.</p>

				Grade 3 agricultural land which should not be built on. Highways safety concerns - in line with Highway's Officers comments.
3257	PA18/03222	The Old Chapel, Abbey Hill, Lelant (<i>Mr G Marshall</i>)	Resubmission due to expiration of Planning Permission PA13/07984 & Listed Building Consent PA11/09967: Internal conversion of existing Chapel to form 4 apartments, refurbishment of existing windows, installation of new Conservation rooflights and re-instatement of a new Bell Turret to match the original that was removed in approx. 1950	Application supported providing adherence to H2 policy.
3258	PA18/03223	The Old Chapel, Abbey Hill, Lelant (<i>Mr G Marshall</i>)	Listed Building Consent: Re-submission due to expiration of Planning Permission PA13/07984 & Listed Building Consent PA11/09967: Internal Conversion of existing Chapel to form 4 apartments, refurbishment of existing windows, installation of new Conservation roof lights and re-instatement of a new Bell Turret to match the original that was removed in approx.. 1950	Application supported providing adherence to H2 policy.
3247	PA18/01619	Land Adjoining 3A Fuggoe Croft, Carbis Bay (<i>Mr D Vallender</i>)	Erection of dwelling	Application supported.
3244	PA18/01433	Knill House, 50, Fore Street, St Ives (<i>Mrs Kirsty Gordon – Joules Ltd</i>)	Advertisement consent for sign written fascia sign	Application supported – providing Conservation Officer approves.
3245	PA18/02645	Kintyre, Boskerris Crescent, Carbis Bay (<i>Mr Driscoll ACD LLP</i>)	Application for variation of Condition 4 in respect of decision PA16/06961 to amend the approved elevational treatment	Application supported.
3246	PA18/02940	5 Polruan Close, Carbis Bay (<i>Mr & Mrs S Hearle</i>)	Rear extension to garage conversion including raised patio. Replace garage door with window	Application supported.

3248	PA18/02685	6-8 Fore Street, St Ives <i>(Mrs Amanda Meek – Superdry)</i>	Re-paint existing white shopfront a light grey colour	No objection.
3249	PA18/03064	Tremar, Church Road, Lelant <i>(Dr A Hicks)</i>	Replace existing store with extension, roof level raised. Replacement of windows, hardstanding areas created	Councillor Garrod withdrew from the meeting during discussion. Application supported – would prefer hard standing areas to be permeable.
3251	PA18/02210	Pentreath, Bullans Lane, St Ives <i>(Mr Williams Bray)</i>	Construction of a proposed holiday let within annexe accommodation	Objection. Contrary to H2 policy. Granite wall has been knocked down already. No plans to store waste separately. Should adhere to previous comments by case officer.
3252	PA18/02716	26 St Nicholas Court, St Ives <i>(Mr and Mrs Ian Harban)</i>	Replacement of UPvc windows with Aluminium to the same design and arrangement as original	Application supported.
3253	PA18/02826	30 Back Road East, St Ives <i>(Mr M Abell)</i>	Replacement of four existing wooden sash windows (single glazed) with four wooden sash windows (double glazed) of matching appearance	Application supported.
3254	PA18/02311	Pretty Penny, 13 Draycott Terrace, St Ives <i>(Ms Leslea Cairns)</i>	Construction of an additional storey to existing rear extension, together with a bridge link to provide access to existing raised rear patio and to previously approved rear parking area	Application supported.
3255	PA18/01007	Carbis Bay Hotel, Beach Road, Carbis Bay <i>(Mr Stephen Baker Carbis Bay)</i>	Proposed new spa building with outdoor pool and 3No. 3 bedroom lodges for holiday use, with associated works	Strongest possible objection. Request to be called to committee should officer be minded to approve. Overdevelopment in the valley. Original application should be completed before submission of new plans to develop even further. Unacceptable impact on footpath, the setting of the beach and surrounding countryside. Contrary to GD1, LED8, T2, OS1, OS7 and OS9
3259	PA18/03142	Cres Gwyn Boskerris Road	Conversion of Existing Garage, Internal Alterations &	Application supported.

		Carbis Bay TR26 2NG (Mr & Mrs Neil)	Associated Works	
3260	PA18/0 3560	Rosevanion, 2 The Terrace, St Ives (Mrs Duff-Tytler)	Proposed rear extension, terracing to garden including balcony	Objection. Overdevelopment and unneighbourly. Inadequate plans – dissatisfied with quality of the plans (please note that this refers to the clarity of the plans on the screen - which have been uploaded from the on- line register. In no way is it a criticism of the plans submitted by the Architect)
3262	PA18/0 2487	Trevor, Chy An Gweal, St Ives Road, Carbis Bay (Ms Kristina Searle)	Creation of a car parking space	Objection. Unacceptable impact on waiting space for a well-used bus stop Too close to Count House Lane exit and directly opposite Valley Road – highway safety issues. Existing drainage problems on site. Dangerous parking access & exit.
3263	PA18/ 01347	Land Rear of Providence House, Wheal Speed, Carbis Bay (Mr Mark Tooley)	Outline planning permission with some matters reserved: Construction of two new dwellings with integral garages and extension of existing access into site	Councillor Griffin withdrew from meeting. Application supported
3264	PA18/ 03267	8 Polmennor Drive, Carbis Bay (Mr Joel Dove)	Extension to former garage at front of property with pitched roof and sky lights. Extension to former garage at rear with flat roof and sky lights. Summerhouse/shed outbuilding Raised decking in rear garden	Application supported.
3265	PA18/ 03114	Sunset, Porthmeor Beach, St Ives (Mr and Mrs Harris)	Proposed redevelopment of an existing dwelling	Application supported.
3266	PA18/ 03319	Ayr Holiday Park, Access to rear of Ayr Terrace, Ayr, St Ives (Mr A Baragwanath)	Certificate of lawfulness for existing use of a caravan and camping park and children's play area as a leisure area	Application supported.
3267	PA18/ 02953	Carrick Lodge Belyars Lane The Belyars St Ives (Mr M Jordan Carrick Lodge Development Ltd)	Change of use of redundant residential care home to 10 no. residential apartments, including replacement extension, car parking and ancillary works	Application supported.

