



ST. IVES TOWN COUNCIL

The Guildhall
Street An Pol
St. Ives
Cornwall
TR26 2DS

Tel: (01736) 797840

Our Ref: LD/Planning/ag
Your Ref:
Ask for: Louise Dowe
Email: stivestowncouncil@gmail.com
Website: www.stivestowncouncil-cornwall.gov.uk
Date: 6 October 2018

Dear Councillor

PLANNING COMMITTEE MEETING –11 OCTOBER 2018
IN THE COUNCIL CHAMBER, THE GUILDHALL, ST IVES

You are given notice of a Planning Committee meeting to be held in the Council Chamber at St Ives Guildhall on Thursday 11 October at 7pm.

Members of the Committee are hereby summoned to attend for the purpose of considering and resolving upon the business set out in the Agenda attached. Please note that Councillors who are not members of this committee are entitled to attend if they wish to do so and may be permitted by the Committee Chairman to speak.

Please note that the proceedings of this meeting may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of St Ives Town Council's procedure for the recording of meetings is available on the website, or from the Clerk's office on request.

Louise Dowe
Town Clerk

To: All Councillors, Town Clerk, Facilities Manager
Press
Cornwall Councillors
Community Link Officer.

Membership of Planning Committee

Chairman -	Councillor J Symons	
Vice-Chairman -	Councillor R Lait	
Town Mayor and Deputy Town Mayor (ex officio, voting members)		
and Councillors:	Garrood H	Mitchell A
	Griffin J	Nicholls C
	Glanville R	Tanner J
	Henry R	Williams T
	Messenger K	

If you consider yourself to be a person with a disability and need further information about the suitability of the venue, please phone (01736) 797840.

PLANNING COMMITTEE MEETING – 11 OCTOBER 2018

AGENDA

1. **Apologies for absence**

2. **Minutes**

To pass the following resolution:

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 13 September 2018.

3. **Declarations of Councillor / Officer Interests**

4. **Public Speaking**

5. **Planning Applications**

Planning Schedule attached. Please note that an updated Planning Schedule will be circulated at the meeting to include any additional planning applications received by Monday of the week of the meeting.

6. **Neighbourhood Development Plan Review Group
Updates and items for decision**

- (1) Neighbourhood Development Plan
- (2) Action Plan - items for update/decision

7. **Items for Decision**

- (1) Street naming request – new access lane for 17 homes at Carbis Bay – (*briefing note and plan attached*)
- (2) Consultation - Cornwall Site Allocations DPD: Schedule of Modifications – (*see attached*)
- (3) Statement of Licensing Act Policy Review – 5-year review consultation – (*report attached*)

8. **St Ives Planning Applications to be determined by Cornwall Council – West Sub-Area
Planning Committee**

9. **Items for Information**

- (1) Feedback from Planning Conference at St John's Hall, Penzance on 4 October 2018
(*Councillor Griffin*)

10. **Appeal Decisions and Notices of Appeal**

- (1) PA17/08017 – Conservatory replacing porch, garage extension and replacement outbuilding - Dawn Cottage, Towednack Road, St Ives – Prof A Carter

Appeal Allowed in respect of the conservatory and replacement outbuilding and Appeal Dismissed regarding the garage extension with new pitched roof.

- (2) PA17/10486 – Demolition of bungalow, construction of dwelling - Island View, Porthrepta Road, Carbis Bay – Mr R Rogers

Appeal Dismissed. No Costs claimed.

- (3) PA17/10248 – Lawful development for proposed demolition of section of wall – Panorama, 1 Barnoon Terrace, St Ives – Ms K Usher.

Appeal has been made to Ministry of Housing, Communities and Local Government in respect of this application.

St Ives Town Council

Planning Schedule for meeting date 11 October 2018

Ref No.	CC Ref	Site (Applicant)	Proposal
3409	PA18/08624	St Ives Mushrooms Ltd, Offices, The Old Mushroom Farm, Halsetown (<i>St Ives Mushrooms Ltd</i>)	The proposed demolition of the existing light industrial building and the erection of a replacement light industrial building.
3410	PA18/06012	The Cottage Hotel, Boskerris Road, Carbis Bay (<i>c/o RLT Architects</i>)	Demolition of the Cottage Hotel and new construction of 36 no. over 55's 2 bed apartments and diversion of public right of way number 75 (amended scheme PA16/10452)
3411	PA18/08068	Lifeboat Inn, Wharf Road, St Ives (<i>Mr A Luck</i>)	Conversion and re-configuration of 5no existing HMO style flats within upper floors to 4no. letting rooms and 2no. holiday apartments and demolition of existing wall and erection of a new partition wall to enlarge existing ground floor trading kitchen.
3412	PA18/08069	Lifeboat Inn, Wharf Road, St Ives (<i>Mr A Luck</i>)	Listed building consent for conversion and re-configuration of 5no existing HMO style flats within upper floors to 4no. letting rooms and 2no. holiday apartments and demolition of existing wall and erection of a new partition wall to enlarge existing ground floor trading kitchen.
3413	PA18/08363	The Old Vicarage, Porthrepta Road, Carbis Bay (<i>Mr S Baker</i>)	G2 – Removal of Scots Pine and replacement. 20% crown thin of group G3.
3414	PA18/08652	Tall Pines, Off Higher Stennack, St Ives (<i>Ms Jane Willey</i>)	Erection of a viewing and seating platform in the rear garden.
3415	PA18/08654	Tall Pines, Off Higher Stennack, St Ives (<i>Ms Jane Willey</i>)	Works to trees subject to a tree preservation order. Erection of viewing platform within root area of Pine.
3416	PA18/08303	Tregea, Boskerris Road, Carbis Bay (<i>Mr David Owen</i>)	Two storey extension.
3417	PA18/08276	Janjira, St Ives Road, Carbis Bay (<i>Mr and Mrs Tincombe</i>)	To replace the existing property with a new dwelling on existing footprint.
3418	PA18/08672	Trenwith Bridge Cottage, Higher Stennack, St Ives (<i>Mr and Mrs Clarke</i>)	First floor extension and internal alterations.
3419	PA18/07970	Island View, The Meadow, St Ives (<i>Miss Angela Payne</i>)	Retrospective application to remove unstable/unsafe wall to front garden area and rebuild wall increasing width to ensure stability and strength.
3420	PA18/08536	Land adj Tyingham Road, Tyingham Road, Lelant (<i>Mr Gilbert and Goode</i>)	Advert consent for 2 x development site sale signage boards and 2 x flag poles already in place – advertising the new affordable housing led development to be constructed under PA16/03063

3421	PA18/08158	Land NE of Tyringham Row, Tyringham Rd, Lelant (<i>Mr M Jeffs</i>)	Non-material amendments (No.1) for revised landscaping, change of window to door, colour change of eternit boarding, revised road layout in respect of PS14/03546) Proposed residential development for the construction of 21 dwellings, new access road and associated works and improvements
3422	PA18/08447	Sunnycroft Bungalow, Trenwith Lane (<i>Mr and Mrs A Marsden</i>)	Removal of rear conservatory, extending and re-modelling of existing rear flat roof extension and second storey out-riggers, new façade treatments including new lantern, roof terrace. Replacement of single storey entrance porch to create 2 storey glazed feature entrance porch
3423	PA18/08828	1 Poldhu Close Carbis Bay St Ives (<i>Mr A Soden</i>)	Non-material amendment to application PA18/01785 in respect the addition a pair of non- opening matching windows fitted to the north facing gable end of the newly constructed roof that spans the new garage
3424	PA18/08659	12 Ros Lyn Carbis Bay St Ives (<i>Mr I Richards</i>)	Rear single storey extension to dwelling and front single storey extension to garage
3425	PA18/08523	The Old Pump House, St Ives (<i>Mr Anthony Perry</i>)	Proposed change of use of a building from its current use as an office to Class C3 (Dwelling)
3426	PA18/08102	Estover Farm, Halsetown, St Ives (<i>Mr G Moody</i>)	Application for conversion of barns to form three dwellings
3427	PA18/08716	Land adj to Barallan, Barallan, Burthallan Lane, St Ives (<i>Mr S & M Kilby</i>)	Construction of 2 dwelling houses and associated works (outline approval PA17/11441)
3428	PA18/08383	Land North of Woodcote Cottage, The Saltings, Lelant (<i>Woodland Trust</i>)	T1 Fell Sycamore, T2 – fell 3 stems growing from shared Coppice stool. On south boundary reduce branches to create 3m clearance from buildings. North boundary reduce branches for 3m clearance over highways minimum height requirements.
3429	PA18/08900	41 Trelawney Avenue, St Ives (<i>Mrs H Palmer</i>)	Proposed dropped kerb and car hardstanding for disabled access.
3430	PA18/08932	2 Belyars Court, St Ives (<i>Mr and Mrs Henderson</i>)	Two storey side extension
3431	PA18/09136	Steeple Lodge, Steeple Lane, St Ives (<i>Mr and Mrs Wild</i>)	Retention of detached Garage (with amendments to design relating to PA12/09175)
3432	PA18/09151	Carbis Beach Apartments, Carrack Gladden, Carbis Bay (<i>Apartments Management Company Ltd</i>)	Replacement of Balcony Railings with Frameless Glazing Guarding
3433	PA18/08636	Land Adj To 50 Carbis Bay Holiday Park Carbis Bay Holiday Park Laity Lane Carbis Bay (<i>Mr And Mrs Jamie And Carly White</i>)	Construction of a single storey dwelling.
3434	PA18/08971	Guillemot Cottage, Quay Street, St Ives (<i>Ms Sue Harrington</i>)	Internal refurbishment and thermal upgrade of external windows and doors. Slate hanging to top half of East Elevation to form protection. Partial removal of roof to create

			private second floor external terrace area. Removal of dwarf wall to the front of the property and insertion of external flush walk on roof light.
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