

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 8 November 2018 at 7.00pm.

PRESENT

Chairman – Councillor J Symons

COUNCILLORS

Glanville R
Griffin J
Henry R
Kilmurry -Arthur K

Mitchell A
Nicholls C
Tanner J
Williams T

OFFICERS

Facilities Manager

Administrative Assistant

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Messenger, Councillor S Tanner and Councillor Garrod.

P.196 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 11 October 2018, including an amendment to show that Councillor Mitchell attended, and Councillor Henry was not present.

P.197 DECLARATIONS OF INTERESTS

None.

P.198 PUBLIC SPEAKING

1. PA18/09603 – Land West of Moorlands, Towednack Road, St Ives.
One speaker in support of, and one speaker objecting to, the application.
2. PA18/ 09052 - Seahorse, Boskerris Road, Carbis Bay.
One speaker in support of the application.
3. PA18/09738 – The Downes, Penbeagle Way, St Ives
One speaker in support of the application.
4. PA18/09497 – Rose Vean, Pen Porth Avenue, St Ives
One speaker in support of the application.

P.199 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 Appendix A to these minutes.

P.200 NEIGHBOURHOOD DEVELOPMENT PLAN AND ACTION PLAN – UPDATE

No report.

P.201 CONSULTATION – DRAFT HOUSING SUPPLEMENTARY PLANNING DOCUMENT

Cornwall Council is addressing the need for good quality local housing (which focuses on the varying needs of the local community) by ensuring a sustained supply of new homes is provided as required by the Cornwall Local Plan.

The adopted Cornwall Local Plan provides the main strategic policies for the provision of housing. A Housing Supplementary Planning Document (SPD) has been drafted by Cornwall Council to provide additional guidance on how the policies in the Local Plan will be implemented. The draft SPD does not set new planning policy.

The document will provide guidance on the development of new homes including affordable, self-build and specialist housing for the elderly and disabled. It is an important document that will have force once adopted, therefore a detailed evaluation a constructive response imperative.

The closing date for the consultation is 5pm on 30th November 2018.

After discussion, the committee concluded that a town council response would be appropriate. Councillors Lait and Henry wished to be included in the working group to prepare the response. It was agreed that all councillors should be advised of the date of the working group meeting and be given the opportunity to attend. If time allows, the response will be circulated to councillors for comment before being sent to Cornwall Council.

RESOLVED – that a working group made up of any councillors who wish to contribute meets to formulate a Town Council response, which will be circulated to all town councillors for comment before being returned to Cornwall Council, if time allows.

P.202 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

Meeting closed at 20.50pm

Chairman

St Ives Town Council

Planning Schedule for meeting date 11 October 2018

Ref No.	CC Ref	Site (Applicant)	Proposal	Observations
3454	PA18/09603	Land W of Moorlands, Towednack Road, St Ives (Mr and Mrs Holt)	Erection of 8 new semi-detached dwellings.	Application supported – subject to AONB Unit approval and approval from the Highways Officer.
3439	PA18/09052	Seahorse, Boskerris Road, Carbis Bay (Mr P Hillman)	Demolition of existing bungalow to be replaced by 5 three storey detached dwellings and associated works.	Application supported.
3458	PA18/09738	The Downes, Penbeagle Way, St Ives (Mr and Mrs Simmons)	Construction of new detached home office in front garden	Application supported.
3449	PA18/09497	Rose Vean, Pen Porth Avenue, St Ives	Rear single storey extension, attic conversion with front and rear dormers, roof terrace and raised decking to rear.	Application supported providing roof terrace and raised decking area are removed from the scheme.
3450	PA18/08974	3 Godrevy Gardens, St Ives (Mr Terry Krell)	Redevelopment of site to construct two new apartments.	
3437	PA18/09321	Little Eden, Bullans Lane, St Ives (Mr and Mrs Mitchell)	Raising roof, attic conversion with dormers and rear first floor extension.	Objection for the proposal as it stands. Over bearing, over development and unneighbourly. The proposals will spoil the nature of the house. Concerns over the size and impact on the locality and setting (adjacent to Grade 2 listed building) - in line with Case Officer's comments.

3438	PA18/09006	Treventon, Burthallan Lane, St Ives <i>(Mr D Jacques)</i>	Construction of extension and alterations to incorporate balcony and retention and completion of new access and associated works. Revisions to application no. W1/10/-0167 to include refurbishment and roof extension.	Support the application – providing not unneighbourly.
3440	PA18/09254	Endsleigh, St Ives Road, St Ives <i>(Mr A Price Simpson Raine Ltd)</i>	Non-material amendment in relation to decision notice W1/09-1226 dated 16 th March 2010: Alterations to front elevation including provision of 2 dormers, Juliet balconies and changes to folding sliding doors at first floor.	Determined
3441	PA18/09197	Land Rear of Lanyon, Headland Road, Carbis Bay <i>(Richards, Thomas, Jenkin and Blewett)</i>	Outline planning permission with some matters reserved: Construction of up to 3 dwellings.	Application supported – in line with Case Officer’s comments.
3442	PA18/09534	Land adjacent to Number 15, Trelawney Road, St Ives <i>(Mr G Becconsall)</i>	Erection of a pair of semi-detached dwellings	Application withdrawn
3443	PA18/09077	Robbs Roost, 4A Road between Halsetown Road and Laity Lane <i>(Mr S Osborne)</i>	Application for a Lawful Development Certificate for an existing use to confirm commencement of development under PA15/07963 approved 12/01/16, for the replacement of flat-roofed bungalow with 2 cottage dwellings; namely the technical commencement of drainage works ³	Application supported
3444	PA18/09451	Lower Sea View, Victoria Place, St Ives <i>(Mr and Mrs J Watts)</i>	Replacement porch	Objection. Strongly object to a plastic porch in a conservation area. The porch should be wooden.

3445	PA18/ 09529	Nortonbury, Headland Road, Carbis Bay (<i>Mr Davies</i>)	Proposed balcony	Application supported.
3446	PA18/ 09599	Barclays Bank, High Street, St Ives (<i>Mr S Gibbs</i>)	T1- 1 x Maidenhair tree – reduce and lift crown	Application supported – subject to Tree Officer’s referral comments.
3447	PA18/ 09394	Land South of 23 Richmond Way, Carbis Bay (<i>Mr P Wardman</i>)	Extension and alteration to existing garage including addition of 1 st floor to provide a 2 - bedroomed house.	Objection. Overdevelopment and unneighbourly. Reduction of open space. Loss of car parking – NDP T2 Overlooking issues – directly affecting numbers 21, 25 and 26 Richmond Way.
3448	PA18/ 06326	Mincarolo, Carninney Lane, Carbis Bay (<i>Mr and Mrs I and L Whittaker</i>)	Application to lift condition 5 (re Opaque panelling) in respect of decision PA16/11579 – opaque panel to be reduced on sloping edge by 100mm to allow fitting to existing front glass panel	Objection on the grounds of overlooking.
3450	PA18/ 09387	Glenmoor, Land South of Fuggoe Lane, Carbis Bay (<i>Mr M Tomkins Revo Property Ltd</i>)	Construction of detached dwelling with variation of condition 2 in respect of PA15/07117 (allowed under appeal APP/DO840/W/16/3145638) to allow for amendment to approved plans	Application supported – adhere to Planning Officer’s comments.
3451	PA18/ 09644	Carninney Farm, Carninney Lane, Carbis Bay (<i>Mr Curnow</i>)	Raise roof on storage barn	Application supported providing not unneighbourly.
3452	PA18/ 09598	Land adj. to 17 Steeple View Court, Carbis Bay (<i>Mr Mulhern</i>)	Construction of a detached, single storey dwelling and associated works	Objection. Serious overdevelopment on a very small plot. Contrary to NDP GD1, T2, BE12 and BE17

3452a	PA18/ 09598	Land East of Carninney House, Carninney Lane, Carninney Carbis Bay <i>(Mr J Petre)</i>	Construction of new dwelling and external works (outline with all matters reserved)	Objection - overdevelopment of site. Precedent for refusal has already been set – just to the North of this site. Contrary to NDP GD1 and OS1. Insufficient space for proposals. The main access is purely from a track, in need of upgrading, which is also a Public Right of Way – favoured by Ramblers. Erosion of the countryside – detrimental to the rural character of the area (which is an area of great landscaping value).
3453	PA18/ 09885	Atlantic Bungalow, St Ives Road, Carbis Bay <i>(Mr and Mrs P Betts)</i>	First floor extension to form additional bedrooms and a bathroom and alteration to part of the remaining roof.	Application supported.
3455	PA18/ 09977	1 Poldhu Close, Carbis Bay, St Ives <i>(Mr A Sowden)</i>	Addition of a pair of non-opening, matching windows to the North facing gable end of the newly constructed roof that spans the new garage and kitchen.	Application supported.
3456	PA18/ 09602	Charlyn, Penbeagle Way, St Ives <i>(Messrs W N and A C Winn)</i>	Outline planning permission with some matters reserved: Demolition of 2 dwellings and replacement with 3 dwellings.	Application supported, providing one property is principle residence.
3457	PA18/ 09955	Rosebud, Riverside, Lelant, St Ives <i>(Mr P Saunders)</i>	Add an extension to dormer.	Application supported.

3460	PA18/ 08922	Black Rock Restaurant, Market Place, St Ives <i>(Mr D Symons)</i>	Listed building consent for conversion of workshop into accommodation	<p>The application is supported – subject to the Historical Environment Officer’s comments.</p> <p>This application respects the history of the building, in that its external appearance will remain the same.</p>
3461	PA18/ 1039	The Old Chapel, Abbey Hill, Lelant <i>(Mr G Marshall C/O Laurence Associates)</i>	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 with variation of conditions 1 and 6 in respect of PA18/03222 to allow for amendment to parking	Application supported – subject to Highways Officer’s approval.