

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 11 October 2018 at 7.00pm.

PRESENT

Chairman – Councillor J Symons

COUNCILLORS

Garrod H
Glanville R
Griffin J
Messenger K

Mitchell A
Nicholls C
Tanner J
Williams T

OFFICERS

Town Clerk
Facilities Manager

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Lait, R Henry, S Tanner

P.185 MINUTES

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

P.186 DECLARATIONS OF INTERESTS

Councillor Williams declared an interest in applications numbered 3414 and 3415 on the schedule, as a friend of the applicant, and withdrew from the meeting during its consideration.

Councillor Messenger declared an interest in application numbered 3427 on the schedule as a friend of the applicant, and withdrew from the meeting during its consideration.

Councillor Nicholls declared an interest in applications numbered 3414 and 3415 on the schedule, in view of friendship connections with the applicant, and withdrew from the meeting during its consideration.

Councillor Glanville declared an interest in application numbered 3436 on the schedule as a neighbour to the application site, and withdrew from the meeting during its consideration.

P.187 PUBLIC SPEAKING

Rachael Gaunt requested the support of the town council for the street naming proposal of 'Menhyr Park'.

Speaker in support of PA18/08624 (The Old Mushroom Far, Halsetown), setting out the background and reasons for the proposal.

Speaker in objection to PA/08652 (Tall Pines, Off Higher Stennack), with concerns that the proposed viewing platform would be unneighbourly and a gross invasion of privacy, overlooking of glass conservatory and garden of a family home.

Speaker in support of PA18/06012 (The Cottage Hotel, Boskerris Road, Carbis Bay), advising that it is proposed to include 2 less units than the approved scheme, and set out the various amendments which had been made further to the consented scheme.

P.188 PROPOSED STREET NAMING – MENHYR PARK

Following discussion, it was

RESOLVED – that the town council supports the proposed name: ‘Menhyr Park’ for the development.

P.189 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.190 NEIGHBOURHOOD DEVELOPMENT PLAN AND ACTION PLAN – UPDATE

No report.

P.191 CONSULTATION - CORNWALL SITE ALLOCATIONS DPD: SCHEDULE OF MODIFICATIONS

The committee noted the information provided.

P.192 STATEMENT OF LICENSING ACT POLICY REVIEW – 5 YEAR REVIEW

The committee considered the consultation issued by Cornwall Council – a requirement under the Licensing Act 2003 to review its Statement of Licensing Act Policy at least every 5 years. The current policy set out Cornwall Council’s general approach to making decisions in relation to licensable activities: retail sale of alcohol; supply of alcohol at members’ clubs; provision of regulated entertainment; and the provision of late-night refreshment.

The consultation also covered the wider, cumulative impacts of a concentrated number of premises in one area in relation to the four licensing objectives.

RESOLVED – that the proposal as set out in the report be approved, with all councillors invited to participate.

P.193 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

P.194 FEEDBACK FROM PLANNING CONFERENCE

Councillor Griffin reported on the recent planning conference hosted by Cornwall Council including feedback on the organisation and structure of the event and most importantly highlighting how beneficial it had been to have the opportunity to learn directly from planning officers and to discuss common issues with delegates from other town and parish councils. A key message had been the need for planning consultation responses to be adequately detailed and for

local councils to include reasons rather than a simple 'support' or 'object'.

Councillor Griffin encouraged fellow planning committee members to attend either of the two further sessions to be held later in the year, especially those new to the council or with little experience of planning.

P.195 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.

Meeting closed at 8.43 pm

Chairman

St Ives Town Council
 Planning Schedule for meeting date 11 October 2018

<i>Ref No.</i>	<i>CC Ref</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
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.	Application supported. Members were pleased to support the provision of workspaces.
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)	Application supported. The amendments to the development represented little impact on the scheme which already has consent.
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.	No objection to the conversion and reconfiguration, but opposed to the 2 holiday apartments, as holiday apartments, as this is considered to be contrary to Neighbourhood Plan policy H2.
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.	No objection to the conversion and reconfiguration, but opposed to the 2 holiday apartments, as holiday apartments, as this is considered to be contrary to Neighbourhood Plan policy H2.
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.	Application supported.
3414	PA18/	Tall Pines, Off Higher Stennack,	Erection of a viewing and seating platform in	Councillors Nicholls and Williams

	08652	St Ives (<i>Ms Jane Willey</i>)	the rear garden.	<p>declared an interest in this item and withdrew from the room during its consideration.</p> <p>Application opposed on the grounds that the proposed development is inappropriate and unneighbourly due to overlooking. It is considered to be contrary to Article 8 of the Humans Right Act.</p> <p>Request that this application be called to committee if the planning officer is minded to approve this application.</p>
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.	<p>Councillors Nicholls and Williams declared an interest in this item and withdrew from the room during its consideration.</p> <p>Application opposed on the grounds that the proposed development is inappropriate and unneighbourly due to overlooking. It is considered to be contrary to Article 8 of the Humans Right Act.</p> <p>Request that this application be called to committee if the planning officer is minded to approve this application.</p>
3416	PA18/ 08303	Tregea, Boskerris Road, Carbis Bay (<i>Mr David Owen</i>)	Two storey extension.	<p>Application supported.</p>

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.	Application supported, provided that it is not unneighbourly.
3418	PA18/ 08672	Trenwith Bridge Cottage, Higher Stennack, St Ives <i>(Mr and Mrs Clarke)</i>	First floor extension and internal alterations.	Application supported.
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.	Application supported.
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	Application opposed on the grounds of: <ul style="list-style-type: none"> - Highway safety – distraction to motorists. - Contrary to the Town and Country Planning Act
3421	PA18/ 08158	Land NE of Tyingham Row, Tyingham 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	Application withdrawn.
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 outriggers, new façade treatments including new lantern, roof terrace. Replacement of single storey entrance porch to create 2 storey glazed feature entrance porch	Application supported, provided not unneighbourly.
3423	PA18/ 08828	1 Poldhu Close Carbis Bay St Ives	Non-material amendment to application PA18/01785 in respect the addition a pair of	Application supported, provided not unneighbourly.

		<i>(Mr A Soden)</i>	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	Application supported.
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)	Application supported.
3426	PA18/08102	Estover Farm, Halsetown, St Ives <i>(Mr G Moody)</i>	Application for conversion of barns to form three dwellings	Application supported, including supporting and encouraging the proposed planting scheme. This with the provision that Neighbourhood Plan Policy H2 applies.
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)	Councillor Messenger declared an interest in this item and withdrew from the room during its consideration. Strong objection, in line with the objections set out with regard to this application on two previous occasions: adverse impact on the area, excessive glazing, overbearing impact in a sensitive area.
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.	Application supported, provided that it is also supported by the Tree Officer.
3429	PA18/08900	41 Trelawney Avenue, St Ives <i>(Mrs H Palmer)</i>	Proposed dropped kerb and car hardstanding for disabled access.	Application supported.

3430	PA18/ 08932	2 Belyars Court, St Ives <i>(Mr and Mrs Henderson)</i>	Two storey side extension	Application supported.
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)	Strongest possible objection on the grounds of adverse effect on the environment, unneighbourly and overlooking, outside specification.
3432	PA18/ 09151	Carbis Beach Apartments, Carrack Gladden, Carbis Bay <i>(Apartments Management Company Ltd)</i>	Replacement of Balcony Railings with Frameless Glazing Guarding	Application supported.
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.	Application supported, provided that Neighbourhood Plan Policy H2 is applied.
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.	Application opposed on the grounds of overdevelopment in the St Ives Conservation Area. Opposed to the replacement of wooden windows with plastic, reservations about the roof terrace with concerns that it would be unneighbourly. Concerned at proposed loss of wall. This is a prominent site and important to the character of the area. Policies BE2 and BE4 of the Neighbourhood Plan apply.
3435	PA18/ 08907	The Music Room, Sea View, Terrace, St Ives <i>(Mr Brett Adam)</i>	Raise roof height to provide first floor to property.	Strong objection. Overdevelopment, proposed roof height too high, not an appropriate site for a two storey building and concern that this would set a precedent for further similar development in the area.

3436	PA18/ 09146	The Lighthouse, Pannier Lane, Carbis Bay, St Ives (<i>Mr T Peterson</i>)	Partial raising of roof to accommodate first floor bedroom and bathroom and formation of an additional balcony on the front elevation.	Councillor Glanville declared an interest in this item as a neighbour of the application site, and withdrew from the meeting during its consideration. Application opposed on the grounds of overdevelopment, overbearing and unneighbourly. Considered to be out of keeping with the character of the area.
3437	PA18/ 09020	Land North East of Vounder Close, St Ives (<i>Bolitho Estate</i>)	Outline planning permission with some matters reserved: Up to 8 dwellings and associated works	Application supported.
3438	PA18/ 08687	Penhalic House, Alexandra Road, St Ives (<i>Mr and Mrs G. Leach</i>)	Retrospective planning permission for a new dwelling previously approved under reference (PA16/07224)	No objection, provided that the development is not unneighbourly.
3439	PA18/ 09000	The Garden House, Academy Place, St Ives, (<i>Mr J King</i>)	Single Storey ground floor extension (re- design of approved W1-10-0210-HP and PA17/00771)	Application supported.
3440	PA18/ 09002	Dawn Cottage, Towednack Road, St Ives (<i>Prof. Alan Carter</i>)	Extension of garage	Application supported.
3441	PA18/ 07994	3 Alexandra Close, St Ives (<i>Mr Alexander Crook</i>)	Retrospective construction of a fenced raised platform above the existing single storey flat roof, with access from the first floor of the property. Enlargement of existing window vertically to allow access, retaining existing lintel.	Application supported.