

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 6 December 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

Facilities Manager

Administrative Assistant

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Kilmurry-Arthur and Suzanne Tanner.

P.203 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 8 November 2018.

P.204 DECLARATIONS OF INTERESTS

None.

P.205 PUBLIC SPEAKING

1. Item No. 3470 – PA18/10038
One speaker in support of the application.
2. Item No. 3486 – PA18/10525
One speaker in support of the application.
3. Item No. 3473 – PA18/10305
One speaker in support of the application.
4. Item No. 3476 – PA18/09859
Statement tabled in support of the application.

P.206 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.207 NEIGHBOURHOOD DEVELOPMENT PLAN AND ACTION PLAN – UPDATE

The Neighbourhood Development Plan Review Group will meet in the New Year to discuss future plans.

P.208 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

Meeting closed at 8.40 pm

Chairman

St Ives Town Council

Planning Schedule for meeting date 11 October 2018

Ref No.	CC Ref	Site (Applicant)	Proposal	Observations
3470	PA18/10038	Greenacres, B3311, Between Halsetown Road and Glew Hill, Halsetown <i>(Mr and Mrs Rault and Freeman)</i>	Construction of new Self Build Dwelling with associated works at Greenacres with existing Bungalow to be demolished upon occupation of new dwelling.	Application supported. Contrary to NDP policies: GD1 and BE16
3486	PA18/10525	Tregenna Castle Hotel, Access to Tregenna Castle, Tregenna Castle, St Ives <i>(Tregenna Castle Hotel)</i>	Removal of existing access road, construction of new residential lodge and introduction of new landscaping	Application supported now that amendments have been made.
3473	PA18/10112	Chy An Bay Wedhen, Alexandra Road, St Ives <i>(Ms Banner)</i>	Sub-division of plot to form a new self-build dwelling with associated works at Chy An Bay Wedhen, with existing annexe and block built shed to be demolished	Objection. Contrary to GD1, BE10 and BE17 of the NDP. Support Planning Officer's initial comments.
3476	PA18/09859	Land adj to Number 15, Trelawney Road, St Ives <i>(Mr G Becconsall)</i>	Construction of a pair of semi-detached dwellings	Objection. The site is not large enough for this development. Proposals do not integrate with surroundings. Contrary to GD1, BE10 and BE17 of the NDP. Inadequate amenity space. Alternative parking not acceptable.
3462	PA18/10305	Chy An Albany Hotel, Albany Terrace, St Ives <i>(Mr Wilson and Sharp, St Ives Developments Ltd)</i>	Non-material amendment (No. 2) for alterations to Garden House including: A small extension to the north, to allow for a larger living/dining area to the ground floor and for an additional bathroom and larger bedroom 2 (from a single to a double	Excessive amount of non-material amendments. This application – which enlarges the property and ultimately the footprint of the development– is significantly more than a non-material

			<p>room) to the lower ground floor; The installation of an external staircase to the south to allow access from the ground floor to the lower garden; The provision of three rooflights, the removal of two windows to the ground floor and the replacement of a window with patio doors to the east (rear) elevation, to allow for more natural light and access from bedroom 2 to the garden area; A small extension to the roof of the eastern elevation, to provide shelter over the front door; the provision of patio doors to the lower ground floor and the removal of the ground floor windows to the north elevation, to allow for more natural light to bedroom 1 and The alteration of positioning of the rooflights, to move towards the south, the repositioning of the double windows and the provision of an additional window to the ground floor on the west (front) elevation, to provide more natural light to the kitchen and living area to (PA15/03355) Redevelopment of the existing site: Demolition of modern extensions to the existing hotel building to reinstate appearance of 3 townhouses (creating 6 maisonettes). Construction of 3 new townhouses to Belyars Lane and a garden house within the hotel grounds.</p>	<p>amendment. Request full resubmission of plans.</p>
3463	PA18/10306	<p>Chy An Albany Hotel, Albany Terrace, St Ives <i>(Mr Wilson and Sharp, St Ives Developments Ltd)</i></p>	<p>Non-material amendment (No. 1) for: Pvs included on roof of Upper Town House (UTH) and Garden House (GH) (needed to make thermal model work); Omit projecting box window to UTH 2, matching UTH 1 and 3; Windows/door materials proposed to varied with materials stated on approved drawings. UTH - Alu windows and timber doors on App. Dwgs, PVC and composite</p>	<p>Resubmission of plans requested due to the number of non-material amendments.</p>

			<p>door proposed to front elevation. Town House Maisonettes (THM) - Timber sash windows on App. Dwgs, PVC windows proposed. - GH - Timber windows and doors on App. Dwgs, Aluminium windows proposed; Omitting of roof lights UTH & THM (Not practicable to conform with building regulations) and rearrangement on THM roof to make layouts work; Store doors added to rear of UTH; THM - Change inset balconies on rear elevation to 2 no. balcony velux rooflights; THM - Proposed French doors to Ground Floor Kitchen to replace windows and omit entrance door into corridor; Garden House roof was originally clipped above front door; Line Garden House retaining wall changed; Line of gardens to THM 4/5 and GH changed; Small retaining wall with balustrading and steps introduced to front of UTH to make parking/access compliant; UTH gable roof angled back from ridge omitted to (PA15/03355)</p> <p>Redevelopment of the existing site: Demolition of 'modern' extensions to the existing hotel building to reinstate appearance of 3 townhouses (creating 6 maisonettes). Construction of 3 new townhouses to Belyars Lane and a garden house within the hotel grounds.</p>	
3464	PA18/10606	<p>Field End House, Higher Boskerris, Carbis Bay</p> <p><i>(Mr and Mrs Walker)</i></p>	<p>Internal alterations, first floor extension over existing terrace and new courtyard space to front elevation and a balcony.</p>	<p>Objection.</p> <p>Question the use of timber cladding.</p> <p>Overlooking and unneighbourly.</p> <p>Overdevelopment and overpowering.</p>

3465	PA18/ 09232	Treloyhan Manor, Trelyon Avenue, St Ives <i>(Mr K Mantle, Christian Guild)</i>	Construction of new conservatory with associated landscaping.	Application supported.
3466	PA18/ 10199	8 Carbis Bay Holiday Park, Laity Lane, Carbis Bay <i>(Mrs C Mason)</i>	Application for a Lawful Development Certificate for an existing use- to allow year- round occupancy.	Application supported.
3467	PA18/ 10225	Easter Cottage, Church Road, Lelant <i>(Mrs S Wilson)</i>	Demolition of existing dilapidated rear utility. Erection of new extended kitchen.	Application supported.
3468	PA18/ 10578	Trelan, Wharf Road, Lelant <i>(Mr N Williams)</i>	T1 Indian Bean Tree – 30% reduction.	Application support subject to Tree Officer's comments.
3469	PA18/ 10319	7 Carthew Terrace, St Ives <i>(Mr S Chown)</i>	Replacement rear extension with walkable gutter. Ancillary works including fenestration alteration.	Application supported.
3471	PA18/ 10242	Talland Garth, Talland Road, St Ives <i>(Mr and Mrs Gibson)</i>	Front and rear extensions to main bungalow including a covered outdoor space and conversion of lower ground floor space and adjoining single garage to form self-contained annexe for holiday let purposes.	Application supported.
3472	PA18/ 09622	St Pirans Lodge, Abbey Hill, Lelant <i>(Mrs Norma Wood)</i>	Works to Beech and Sycamore tree.	Application supported subject to Tree Officer's comments.

3474	PA18/ 10061	Abbey Spring Cottage, Abbey Hill, Lelant <i>(Mr and Mrs Short)</i>	Construction of ground floor extension and associated works.	Application supported providing Conservation Officer finds proposals acceptable.
3475	PA18/ 10052	18 Burrow Road, St Ives <i>(Mr and Mrs Fitzpatrick)</i>	Replacement of slate roof.	Support subject to Conservation Officer's comments. Wet laid slate the preferred option.
3477	PA18/ 10728	31 St Johns Walk, St Ives <i>(Mr and Mrs McGregor)</i>	Single storey extension and front porch.	Application supported provided not unneighbourly and no loss of light.
3478	PA18/ 10431	Land S of Tregue, Laity Lane, Carbis Bay <i>(Mr and Mrs Welton)</i>	Reserved matters application in respect of PA17/00277 for appearance, landscaping, layout and scale	Application supported.
3479	PA18/ 10447	5 Fore Street, St Ives <i>(Mr Alois Dufner)</i>	Change of use of the existing 1 st floor from business class B1 to retail class A1 and amend existing door onto Fore Street. Extend to the rear at 1 st floor level to allow increased retail at first floor.	Application supported subject to Conservation Officer's approval.
3480	PA18/ 10512	Pax, Tyingham, Road, Lelant <i>(Mr and Mrs Hardisty)</i>	Proposed replacement rear windows	Application supported.
3481	PA18/ 10513	Pax, Tyingham, Road, Lelant <i>(Mr and Mrs Hardisty)</i>	Listed building consent for proposed replacement rear windows	Application supported.
3482	PA18/ 10350	1 Alma Terrace, The Stennack, St Ives <i>(Mr G Ellingham)</i>	Attic conversion with balcony, rear extension, new roof lights and front dormer side glazing	No objection to the dormer proposals, but strong objection to the large rear balcony which will have a detrimental impact on the historic character of the terrace. Contrary to GD1 of the NDP.
3483	PA18/ 10554	Mayreau, Brewery Hill, Lelant <i>(Mr Edward Rabbitts)</i>	T1 Ash – remove, T2 Sycamore – raise canopy and T3 Sycamore – raise canopy to match T2	Application supported.

3484	PA18/ 10780	Owls House, Church Road, Lelant (Mrs Sarah Stevens)	Retention of Scots Pine, planted instead of Pinus Pinaster following implementation of permission PA16/06071.	Application supported.
3485	PA18/ 10223	Land adj to 36 Menhyr Drive, Carbis Bay (Miss Lagor)	Construction of new semi-detached dwelling	Application supported.
3487	PA18/ 07052	Pednolver Terrace, Oceanis Apartments, Albert Road, St Ives (Mr Jordan Mallford Properties Ltd)	Amended layout and roof design following planning permission PA16/08429 for one additional flat	Objection. Agree with Planning Officer's comments. Out of character and obtrusive. The proposals will have a detrimental impact on the street scene.
3488	PA18/ 10088	Chy Lowena, 8 Trenwith Lane, St Ives (Mr and Mrs S Parton)	Proposed single storey rear extension and formation of new car parking space	Application supported.
3489	PA18/ 10869	12 Fish Street, St Ives (Mr and Mrs Pauley)	Replacement of slate roof	Application supported subject to Conservation Officer's approval. Wet laid slate the preferred option.
3490	PA18/ 11027	41 Alexandra Road, St Ives (Mr and Mrs G Erics)	First floor side extension	Application supported provided not unneighbourly.
3491	PA18/ 10528	24 The Terrace, St Ives (Mrs Walker)	Retrospective Listed Building Consent for replacement roof	Support subject to Conservation Officer's approval.
3492	PA18/ 09766	Vorvas Barn, Vorvas, Lelant (Mr P Thompson)	Change of use from agricultural barn to annexe of main dwelling. Including conversion and extension	Application supported.
3493	PA18/ 10514	Parc Cottage, Tregenna Hill, St Ives (Mr Cox)	Proposed replacement roof with dormers and associated works	Application supported.

3494	PA18/ 07686	Little Hendra, Boskerris Road, Carbis Bay (<i>Mr A McGivern</i>)	Demolition of existing dwelling and redevelopment of the site to provide 7no. new dwellings and 1 no. replacement dwelling	<p>Strongest possible objection. Request to be called to committee should the Planning Officer be minded to approve.</p> <p>Overdevelopment. Excessive amount of hard landscaping.</p> <p>Loss of green space.</p> <p>Overlooking and unneighbourly.</p> <p>Out of keeping and insensitive to surroundings. Will spoil vista.</p> <p>Contrary to NDP OS9, GD1, BE12 and BE17.</p> <p>Evidence of bats in the roof of Little Hendra.</p>
3495	PA18/ 10435	26 Trewartha Estate, Carbis Bay (<i>Mr & Mrs D Newell</i>)	To erect a single storey extension	Application supported provided not unneighbourly.
3496	PA18/ 10957	51 Polwithen Drive, Carbis Bay (<i>Mrs A Kestell</i>)	Loft conversion and extension with dormers	Application supported.
3497	PA18/ 01047	55 Halsetown, St Ives (<i>Mrs J Parsons</i>)	Conversion and extension of former studio to form a one bedroom single-storey dwelling including alterations to existing access	Application supported.