



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
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Date: 29 November 2018

Dear Councillor

PLANNING COMMITTEE MEETING – 6 DECEMBER 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 6 December 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:	Garrod 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 – 6 DECEMBER 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 8 November 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 if additional planning applications are received by Monday of the week of the meeting.

6. **Neighbourhood Development Plan Review Group Update**

7. **Items for Decision**

8. **Items for Information**

St Ives Town Council

Planning Schedule for meeting date 6 December 2018

Ref No.	CC Ref	Site (Applicant)	Proposal
3470	PA18/10038	Greenacres, B3311, Between Halsetown Road and Glew Hill Halsetown (Mr and Mrs Rault and Freeman)	Construction of new self-build dwelling with associated works at Greenacres with existing bungalow to be demolished upon occupation of new dwelling
3486	PA18/10525	Tregenna Castle Hotel, Access to Tregenna Castle, St Ives (Tregenna Castle Hotel)	Removal of existing access road, construction of new residential lodge and introduction of new landscaping
3462	PA18/10305	Chy An Albany Hotel, Albany Terrace, St Ives (Mr Wilson and Sharp, St Ives Developments Ltd)	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 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
3463	PA18/10306	Chy An Albany Hotel, Albany Terrace, St Ives (Mr Wilson and Sharp, St Ives Developments Ltd)	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 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) 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
3464	PA18/10606	Field End House, Higher Boskerris, Carbis Bay (Mr and Mrs Walker)	Internal alterations, first floor extension over existing terrace and new courtyard space to front elevation and a balcony
3465	PA18/09232	Treloyhan Manor, Trelyon Avenue, St Ives (Mr K Mantle Christian Guild)	Construction of new conservatory with associated landscaping
3466	PA18/10199	8 Carbis Bay Holiday Park, Laity Lane, Carbis Bay (Mrs C Mason)	Application for a Lawful Development Certificate for an existing use - to allow year-round occupancy
3467	PA18/10225	Easter Cottage, Church Road, Lelant (Mrs S Wilson)	Demolition of existing dilapidated rear utility. Erection of new extended kitchen
3468	PA18/10578	Trelan, Wharf Road, Lelant (Mr N Williams)	T1 Indian Bean Tree – 30% reduction
3469	PA18/10319	7 Carthew Terrace, St Ives (Mr S Chown)	Replacement rear extension with walkable gutter. Ancillary works including fenestration alteration
3471	PA18/10242	Talland Garth, Talland Road, St Ives (Mr and Mrs Gibson)	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
3472	PA18/09622	St Pirans Lodge, Abbey Hill, Lelant (Mrs Norma Wood)	Works to beech and sycamore tree
3473	PA18/10112	Chy An Bay Wedhen, Alexandra Road, St Ives (Ms Banner)	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
3474	PA18/10061	Abbey Spring Cottage, Abbey Hill, Lelant (Mr and Mrs Short)	Construction of ground floor extension and associated works
3475	PA18/10052	18 Burrow Road, St Ives (Mr and Mrs Fitzpatrick)	Replacement of slate roof
3476	PA18/09859	Land adj to Number 15, Trelawney Road, St Ives (Mr G Becconsall)	Construction of a pair of semi-detached dwellings
3477	PA18/10728	31 St Johns Walk, St Ives (Mr and Mrs McGregor)	Single storey extension and front porch
3478	PA18/10431	Land S of Tregue, Laity Lane, Carbis Bay (Mr and Mrs Welton)	Reserved matters application in respect of PA17/00277 for appearance, landscaping, layout and scale
3479	PA18/10447	5 Fore Street, St Ives (Mr Alois Dufner)	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
3480	PA18/10512	Pax, Tyringham Road, Lelant (Mr and Mrs Hardisty)	Proposed replacement rear windows
3481	PA18/10513	Pax, Tyringham Road, Lelant (Mr and Mrs Hardisty)	Listed building consent for proposed replacement rear windows
3482	PA18/10350	1 Alma Terrace, The Stennack, St Ives (Mr G Ellingham)	Attic conversion with balcony, rear extension, new roof lights and front dormer side glazing
3483	PA18/10554	Mayreau, Brewery Hill, Lelant (Mr Edward Rabbitts)	T1 Ash – remove, T2 Sycamore – raise canopy and T3 Sycamore – raise canopy to match T2
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
3485	PA18/10223	Land adj to 26 Menhyr Drive, Carbis Bay (Miss Lagor)	Construction of new semi-detached dwelling
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
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
3489	PA18/10869	12 Fish Street, St Ives (Mr and Mrs Pauley)	Replacement of slate roof
3490	PA18/11027	41 Alexandra Road, St Ives (Mr and Mrs G Eric's)	First floor side extension
3491	PA18/10528	24 The Terrace, St Ives (Mrs Walker)	Retrospective Listed Building Consent for replacement roof
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
3493	PA18/10514	Parc Cottage, Tregenna Hill, St Ives (Mr Cox)	Proposed replacement roof with dormers and associated works
3494	PA18/07686	Little Hendra, Boskerris Road, Carbis Bay (Mr A McGivern)	Demolition of existing dwelling and redevelopment of the site to provide 7no. new dwellings and 1 no. replacement dwelling
3495	PA18/10435	26 Trewartha Estate Carbis Bay (Mr & Mrs D Newell)	To erect a single storey extension
3496	PA18/10957	51 Polwithen Drive Carbis Bay (Mrs A Kestell)	Loft conversion and extension with dormers
3497	PA18/01047	55 Halsetown St Ives	Conversion and extension of former studio to form a one bedroom single-storey dwelling including alterations to existing access