

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 3 January 2019 at 7.00pm.

PRESENT

Chairman – Councillor J Symons

COUNCILLORS

Garrod H
Griffin J
Kilmurry Arthur K
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 S Tanner and R Glanville.

P.209 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 6 December 2018.

P.210 DECLARATIONS OF INTERESTS

- (1) Item No. 3497 – Councillor Williams declared an interest in this item as her brother had submitted written correspondence in relation to this application. Councillor Williams withdrew from the meeting during discussion of the proposals.
- (2) Item No. 3509 – Councillor Williams declared an interest in this item as a friend had submitted written correspondence in relation to this application. Councillor Williams withdrew from the meeting during discussion of the proposals.
- (3) Item No. 3497 – Councillor Griffin declared an interest in this item as she is a friend of the applicant. Councillor Griffin withdrew from the meeting during discussion of the proposals.

P.211 PUBLIC SPEAKING

- (1) Item No. 3497 - Tregenna Steps Studio, Tregenna Terrace, St Ives.
Three speakers spoke in objection to this application.
- (2) Item No. 3498 - Leomaine, Tregenna Parc, St Ives.
One speaker spoke in support of the application.
- (3) Item No. 3499 – Field End House, Higher Boskerris, Carbis Bay.
One speaker spoke in support of the application.

P.212 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.213 NEIGHBOURHOOD DEVELOPMENT PLAN AND ACTION PLAN – UPDATE

The Neighbourhood Development Plan Review Group will be meeting in the near future to discuss future plans.

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P.214 **ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE**

(1) **PA18/07686 – Little Hendra, Boskerris Road, Carbis Bay**

Demolition of existing dwelling and redevelopment of the site to provide 7no. new dwellings and 1no. replacement dwelling.

This application will be reported to the West Sub-Area Planning Committee for it to decide on 14 January 2019 at 10am in the Alverne Room, St John's Hall Building, Penzance.

Councillor Lait will be in attendance to present comments from the Planning Committee.

P.215 **STREET NAMING – LAND NE OF TYRINGHAM ROW, TYRINGHAM ROAD, LELANT**

In response to the request from Gilbert & Goode for the Town Council's involvement regarding the naming of the roads on their development currently under construction in Lelant: PA18/3546 and PA16/03063 – the Planning Committee: **Recommend** 'Forge Fields' as a suitable name for the area. One name has been submitted, rather than two, as the Planning Committee believes that this will help to promote inclusivity.

Meeting closed at 8.45pm

Chairman

St Ives Town Council

Planning Schedule for meeting dated 3rd January 2019

<i>Ref No.</i>	<i>CC Ref</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
3497	PA18/11152	Tregenna Steps Studio, Tregenna Terrace, St Ives (Mr & Mrs Notman)	First floor extension and associated works with Juliet balconies to the east elevation.	Objection – adhere to previous comments. Adverse impact on panoramic views to & from the area. Contrary to NDP Policy GD1 and OS9 Councillor Williams and Councillor Griffin declared an interest in this application. Both Councillors withdrew from the meeting during discussion of this application.
3498	PA18/11311	Leomaine, Tregenna Parc, St Ives (Mr & Mrs Heath)	Attic conversion, fenestration alteration and new raised patio. Remove outbuildings and construction of garage.	Application supported.
3499	PA18/10606	Field End House, Higher Boskerris, Carbis Bay (Mr & Mrs Walker)	Internal alterations, first floor extension over existing terrace and new courtyard space to front elevation and a balcony.	Application supported.
3500	PA18/10946	Primrose Cottage, Primrose Valley St Ives (Mr MacGregor)	Loft conversion with dormer window.	Application supported.

3501	PA18/ 11379	Rosedale, Mount Pleasant, Lelant (Mr Chris Bond Cherry Trees)	Beech (T1) – Remove Horse Chestnut (T2) – Removal of branches to create more light into the garden and property.	Application supported – provided the Tree Officer approves.
3502	PA18/ 10818	1 Porthgwidden Studios, Carncrow Road, St Ives (Mr and Mrs Colin and Patricia Coburn)	Application for a larger entrance porch in place of existing.	Application supported.
3503	PA18/ 09862	Trowan Vean, Trowan Lane, St Ives (Mrs Melanie Yorke)	Retrospective application for the retention of ancillary accommodation and holiday letting unit only.	Objection in line with the comments from the Countryside Access Team.
3504	PA18/ 11230	Chy An Pol, 2 Belyars Mews, Belyars Lane, The Belyars (Mr M Lake)	Proposed rear ground floor extension with replacement balcony above and associated internal alterations.	Application supported providing not unneighbourly to properties either side (Nos 1 and 3).
3505	PA18/ 11413	Chy-An-Meor, Westward Road, St Ives (Mr I Foster)	Application for the refurbishment and extension to Chy An Meor to include new first floor and roof. Demolition of garage.	Application supported.
3506	PA18/ 11516	Fairhaven, Carthew Way, St Ives (Mr and Mrs Vaughan)	Raised ridge, pitched roof dormer with Juliet balcony, rear extensions, replacement garage and alterations.	Objection. This application has substantial height increase issues which will result in an unneighbourly impact on houses at the front and to the rear of the property. There are also overlooking issues with the balcony.
3507	PA18/ 11440	25 Bedford Road, St Ives (Mr Bruce)	Rear extension and dormer alterations.	Application supported.

3508	PA18/ 11523	Tresillian, Beach Road, St Ives (Mr & Mrs Harvey)	Loft conversion with dormers and balcony, hip to gable roof extension, extensions and alterations.	Application supported. Councillor Williams declared an interest in this application and withdrew from the meeting during discussion.
3509	PA18/11179	Land at Tyringham Road, Lelant (Mr M Jeffs Gilbert & Goode)	Proposed residential development for the construction of 21 dwellings, new access road and associated works and improvements with variation of condition 2 in respect of decision PA14/03546 dated 01.07.14 to allow alteration to road layout.	Objection. Objection to the new road and parking layout. Significant safety concerns in relation to the apparent lack of pedestrian access into the village from the development. Concerns over the lack of parking provisions for residents of Tyringham Row. It should be noted that an potentially serious error has been made with the mention of an incorrect planning application number. Condition 2 does not relate to PA14/03546 - instead it should relate to PA16/ 03063.
3510	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).	Application supported.

3511	PA18/11532	Carbis Bay Hotel, Beach Road, Carbis Bay (Mr Stephen Baker Carbis Bay Hotel)	Amendments to previously approved scheme for beach front multi-use venue and associated facilities PA12/05659 (decision PA16/04224) with variation of condition 1 to allow changes to alter the retractable canopy to a fixed roof structure with enclosure, variation to height of building to incorporate ventilation and heating requirements in ceiling voids and floor build up and changes to external materials.	Strong objection. The height increase will further add to the detrimental visual impact for people on the footpath, beach and for those travelling into St Ives on the branch line.
3512	PA18/11825	9 Trendreath Close, Lelant (Mr & Mrs T Seaman)	Extensions to front and rear of house and to side of garage.	Application supported.
3513	PA18/09598	Land adj to 17 Steeple View Court, St Ives (Mr Mulhern)	Construction of detached single storey dwelling and associated works.	Objection. Overdevelopment. Too many houses and insufficient amenity space. Contrary to NDP policy BE17.