

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 28th February 2019 at 7.00pm.

PRESENT

Chairman – Councillor J Symons

Vice-Chairman – Councillor R Lait

COUNCILLORS

Griffin J

Henry R

Messenger K

Mitchell A

Tanner S

Williams T

OFFICERS

Supports Services Manager

Administrative Assistant

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Glanville, K Arthur, J Tanner and C Nicholls

P.225 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 31st January 2019.

P.226 DECLARATIONS OF INTERESTS

- Item 3533 – PA18/06481 – Trenwith Car Park, St Ives
Councillor Mitchell declared an interest as a Cornwall Councillor and withdrew from the meeting during discussion.
- Item 3546 – PA18/3545 – Tregowan, Porthmeor Hill, St Ives
Councillor Tanner declared an interest and withdrew from the meeting during discussion.

P.227 PUBLIC SPEAKING

None.

P.228 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.229 NEIGHBOURHOOD DEVELOPMENT PLAN AND ACTION PLAN – UPDATE

The Neighbourhood Development Plan Review Group met on 22 February 2019 (after scheduling the meeting to correspond with the start date of the new Support Services Manager – who was an active participant in discussions). The main purpose of the meeting was to consider how to monitor the impact of the plan. On return from holiday, Councillor Lait will collate notes from the meeting and a full briefing will be presented to Councillors.

Planning Committee
28 February 2019

P.230 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

Meeting closed at 8.15pm

Chairman

St Ives Town Council
 Planning Schedule for meeting dated 28th February 2019

<i>Ref No.</i>	<i>CC Ref</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
3533	PA18/06481	Trenwith Car Park	Construction of bus turning facility, bus stop and shelter, pedestrian accessibility improvements and part surfacing of car park.	Councillor Mitchell declared an interest in this item and left the room during discussions. Support proposals providing it meets the requirements of the Council's drainage officer.
3534	PA18/ 11325	The Lighthouse, Flat 3, 31A Fore Street, St Ives (Martin Pemberton)	Insertion of a single roof light window on the south elevation of the roof.	Minor works only – therefore, application fully supported.
3535	PA19/ 00056	Endsleigh, St Ives Road, Carbis Bay (Mr A Price Simpson Raine Ltd)	Application for a non-material amendment in respect of decision notice W1/09-1226 (Demolition of hotel, construction of 6 self-contained units and associated works).	Objection. The building proceeded to a design that was objected to (PA18/09254). What has been built is not compliant with the approved plans. It is a material amendment and a new application should be submitted. Suggest that the Town Councils' concerns and objections are referred to the Planning Officer for further investigations to take place.
3536	PA19/ 00109	40 St Nicholas Court, St Ives (Mr and Mrs Joyce)	Proposed replacement of window and door.	No objection.
3537	PA19/ 00525	73 Back Road East, St Ives	Replacement of roof slates to front and rear,	Objection. Request that the Conservation

		(Ms Helen McNaughton)	including dormers.	Area Officer be consulted and for roof slates to be wet laid.
3538	PA18/ 11818	15 Back Road West, St Ives (J Nicholson)	Listed Building application for replacement front door.	Refer to the Conservation Area Officer. Lack of detail and information provided.
3539	PA19/ 00786	13 St Eia St, St Ives (Mrs F L Young)	Listed Building Consent for proposed refurbishment and reordering works.	Support the application, providing that the Conservation Area Officer approves (particularly for internal works). Welcome wooden windows.
3540	PA19/ 00626	Rock House, Carncrows Road, St Ives (Mr Simon Sivyer)	Works to trees within a conservation area- namely a group of trees marked 'G1' – a group of Cabbage Palm (Cordyline Australis) – namely fell all Cabbage Palm.	Support the felling of the Cabbage Palm but would like planting of replacement trees in appropriate areas.
3542	PA19/00893	The Music Room, Sea View Terrace, St Ives (Mr Brett Adams)	First floor extension to music room.	Objection. Overdevelopment in a cramped location. Intrusive on the street scene.
3543	PA19/00877	7 Fish Street, St Ives (Mrs Sally Mears)	Replacement front elevation windows and doors.	Objection to the use of plastic windows.
3544	PA19/00865	Abbey Spring Cottage, Abbey Hill, Lelant (Mrs L Short)	Application for non-material amendment (1) following grant of planning permission PA18/10061. Amendment sought material finish change from cladding to render. West and South elevations style and windows changes.	Application determined.
3545	PA18/00973	Tregowan, Porthmeor Hill, St Ives (Mrs Batchelor)	Single storey rear extension to apartment 3 and external refurbishment.	Councillor S Tanner declared an interest and withdrew from the meeting during discussion.

				Support this modest, single storey extension.
3546	PA19/ 01014	8 Penwith Close, St Ives (Mr and Mrs T Ralph)	Single storey front extension.	No objection.
3546	PA19/ 00826	Henliston, Boskerris Crescent, Carbis Bay (Mr Mario Lisle)	First floor extension and balcony.	Application supported.
3547	PA19/00847	Land E of Fernhill House, Pannier Lane, Carbis Bay (Lanc Ventures 216 LLP)	Use of property known as Humming Bird as dwelling for holiday letting purposes.	In this property's planning history – PA15/08161 conditional planning permission was granted in the grounds of April Cottage. An ancillary condition does exist on the property and the Planning Committee would like to raise awareness of this.
3548	PA19/ 01141	Mermaid Cottage, 4 Virgin Street, St Ives (Ms H Jones)	Listed Building Consent to install a multi fuel stove and fire door.	No objection, if the Conservation Area Officer approves.
3549	PA19/ 00634	The Oakes, Pannier Lane, Carbis Bay (Mr Rob Riley)	Erection of a garden building to replace existing shed.	Support application (a reasonable replacement for existing- so long as it remains a workshop/studio as stated on plans). Also, replacement must not be unneighbourly and must be ancillary to The Oakes.
3550	PA19/ 01021	Genoa, 4 The Spinnakers, Valley Rd, Carbis Bay	New balcony over flat roof area and new French doors to balcony.	No objection providing not unneighbourly.

		(Mr R Clarke)		
3551	PA19/01165	Tol-Pedn, Southfield Place, St Ives (Mr B and Mrs C Nichols)	Regularization of use of outbuilding as annexe accommodation.	Objection. Request for clarification from Planning Officer. Perplexed by the term 'regularization'. Unclear from the application.
3552	PA19/00446	10 Back Road West St Ives (Mrs Alexandra Dickens)	Change of use from a mixed-use gallery with home owners flat to solely residential use/ holiday let.	Objection. This application is contrary to the NDP H2 policy. Object to the holiday let issue, which could lead to a loss of valuable commercial use in town. Request for evidence illustrating that the current venture (gallery) is no longer economically viable. Refer as LED4.
3553	PA19/00549	23 St Peters Street, St Ives (Mr Stephen Greenstreet)	Listed Building Consent to replace felt batten and tile on roof and remove blown pointing and replace.	Application supported providing Conservation Area Officer approves.
3554	PA19/ 01261	Chy Mor, The Wharf, St Ives (Mr M Gill)	Proposed balconies and alteration from windows to double doors on south elevation.	Objection. This proposal will further the loss of character in a conservation area. The Wharf has been an area of considerable change over recent years, but what remains in place should be preserved as best it can.
3555	PA19/01561	Sunnyside, Trenwith Lane, St Ives (Mr and Mrs Sumray)	Construction of new detached garage and store.	Application supported.
3556	PA19/ 01416	Steep Acres, 1 Poldhu Close,	Variation of condition 1 in respect of approval PA18/09977 – regarding obscure glazing to the	Application supported.

		Carbis Bay (Mr A Soden)	upper part of the windows.	
3557	PA19/01184	8 Poltreen Close Carbis Bay (Poltreen Close Ltd)	Demolition of no. 8 Poltreen Close and erection of 10no. dwellings with variation of condition 3 (plans approved) of decision PA18/06557 to allow minor material amendments of rear first floor windows in lieu of roof lights and additional boundary planting.	Application supported.