

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 15th August 2019 at 7.00pm.

PRESENT

Chairman – Councillor Lait R
Vice-Chairman – Councillor Messenger K

COUNCILLORS

Burton P	Mitchell A
Griffin J	Nicholls C
Harris T	Tanner S
Henry R	Williams T

OFFICERS

Administrative Assistant

APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor J Symons and Councillor J Tanner.

P.23 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 18th July 2019.

P.24 DECLARATIONS OF INTERESTS

- Item 3647 – PA19/06050 Former Natwest Bank, Tregenna Hill

Councillor Williams and Councillor Nicholls declared an interest in this application due to the proximity of the proposals to ‘Colenso’s’ – Councillor Nicholls’ shop and withdrew during discussions.

- Item 3642 – PA19/05793 Rivendell, 7 Porthminster Terrace, St Ives

Councillor Messenger declared an interest in this item as a neighbour of the applicant and withdrew during proposals.

- Items 3650, 3651 and 3652 – PA19/06059, PA19/06060 and PA19/06061 Tesco Stores Ltd, St Ives

Councillor Messenger declared an interest in these applications as an employee of a competitor supermarket chain and withdrew from the meeting during proposals

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P.25 PUBLIC SPEAKING

Item No. 3647 PA19/06050
Former Natwest Bank, Tregenna Hill

One speaker in support of the application and one speaker objecting to the proposals.

Item No. 3645 PA19/05961
Land adj. to 15 Trelawney Road, St Ives

One speaker in support of the application.

Item No. 3646 PA19.05938
1 Richmond Way, Carbis Bay

Two speakers in support of the application.

P. 26 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.27 NEIGHBOURHOOD DEVELOPMENT PLAN AND ACTION PLAN – UPDATE

No update.

P.28 STREET TRADING REVIEW

Cornwall Council is currently reviewing its Street Trading Policy.

Councillors were forwarded the current edited policy document (which includes a statement of revised practices and procedures) prior to the meeting.

The consultation will run until 31 October 2019. Responses can suggest amendments, deletions or additions as considered appropriate and are actively encouraged by Cornwall Council.

RESOLVED – Item to be referred to the Supports Services Manager, Lou Dwelly, on return from annual leave. It is to be decided whether a Working Group is to be setup, to help formulate a considered response, or whether this matter is best addressed, as an agenda item, by the Community and Environment Committee – during their next meeting on 29th August 2019. Councillors highlighted that the consultation needed to be looked at promptly and reviewed in detail. It was requested that Councillor Tulley be contacted due to his experience in this area and as a member of the Community & Environment Committee.

P.29 SIBLYBACK EVENT, WEST CORNWALL CONSULTATION AND GUIDANCE FOR TOWN AND PARISH COUNCILS

The report was noted, and it was resolved that the item be discussed at the next Community & Environment Committee on 29th August 2019.

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P.30 PLANNING APPEAL – PA18/07994 AND ENFORCEMENT APPEAL X 2 – EN18/00958

The outcome of the appeal was noted.

P.31 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

Meeting closed at 9.15pm

Chairman

St Ives Town Council
 Planning Schedule for meeting dated 15th August 2019

Item	CC Ref	Address	Proposals	Observations
3647	PA19/06050	Former Natwest Bank, Tregenna Hill, St Ives (Mrs Cloete)	Conversion of former banking hall and upper floors, including remodelling of roof to create a micro hotel with 4 suites at upper floors. Ground floor to be used for hotel reception, cafe/deli, restaurant and event/hospitality space with kitchen facilities, wood fire pizza oven and bakery.	Councillor Nicholls and Councillor Williams withdrew during observations. Application supported in principle but advise that a proper reconsideration is given to the use of the ground floor. Councillors found the current proposals too diverse in nature – a clearer, decisive use of the space would be preferred.
3645	PA19/05961	Land Adj To Number 15 Trelawney Road, St Ives (Mr G Beconsall)	Construction of a pair of semi-detached dwellings.	No objection of the application, providing that a yearly reserved space at Park Avenue car park is purchased and that an off-site contribution to affordable housing within the town is made. It is regrettable that this is not a proposal for an affordable development.
3639	PA19/05938	1 Richmond Way, Carbis Bay (Mr And Mrs Kelly)	Demolition of existing detached Garage and Back Porch, new 1st Floor and Garage Extension	Strongest possible objection – request for this application be called to committee, should the Case Officer be minded to approve. Out of keeping with properties in the locality. Overbearing and inappropriate design. Unneighbourly – overlooking issues due to the size and nature of the property.
3640	PA19/04973	55 Halsetown, St Ives (Christine Greenwood)	Conversion and extension of former studio to form a one bedroom single-storey dwelling including alterations to existing access (Resubmission with amendment in respect of PA18/01047)	Conditional support. No objection to the proposals in principle but oppose any interference with the Cornish hedge. Alternative ways of dealing with parking to be sought.
3641	PA19/	Oak House, Brush End, Lelant (Mr David H Black)	Installation of non-opening window	Application supported.

	04608		to bedroom.	Councillor Mitchell absent for vote.
3642	PA19/ 05793	Rivendell, 7 Porthminster Terrace, St Ives (Mr And Mrs L Atherton)	Rear garage, extension to kitchen and access to first floor terrace.	Councillor Messenger declared an interest in this application and withdrew from the meeting during discussions. Application supported on the proviso that it adheres to the Case Officer's suggestion of a need for a 1.8m privacy screen to be implemented between the terrace and the neighbour's terrace.
3643	PA19/ 05527	New Dwelling, Boskerris Road, Carbis Bay (Mr And Mrs George And Anne Bassett)	Erection of a new dwelling.	Application supported.
3644	PA19/ 01687	Land adj to Tyingham Road, Tyingham Road, Lelant	Proposed road layout and additional parking including landscaping.	No objection, providing 'Highways' do not object. Additional parking and landscaping welcomed.
3646	PA19/ 06011	Tregenna Castle Hotel, Access to Tregenna Castle, Tregenna Castle Hotel Ltd	Alterations to approved designs (PA11/10320) for five self-contained apartments with variation of condition 1 in relation to decision notice PA12/08922	Application supported but request that a check be made to see if there is a potential overlooking issue from the newly proposed dormer on the west elevation.
3648	PA19/ 04219	Mario House, Norway Square, St Ives (Mrs Kate Akkerman)	Replacement of timber windows with slimline sash vertical sliders in uPVC.	Objection to use of uPVC. Windows should be replaced with like for like materials.
3649	PA19/ 05522	The Old Lifeboat House, Wharf Road, St Ives (Mr Thompson)	Balcony to restaurant frontage.	Strongest possible objection. Request for this application be called to committee should the Case Officer be minded to approve. This is an important historical building within the town, and its individuality should be retained. The proposed protruding balcony will affect the whole look of the harbour and will pose potential safety issues for high sided vehicles driving around the corner from Lifeboat Hill to Wharf Road. Serious concerns over the condition of the rear of the property –

				mainly with respect to the lack of space for the storage of waste. The removal of the disabled loos, without an apparent planning application, is also a key cause for concern.
3650	PA19/06059	Tesco Stores Ltd, St Ives Road, Carbis Bay (Mr Horwood)	Proposed new entrance lobby in aluminium curtain walling glazing system underside of existing roof.	Councillor Messenger declared an interest in this item and withdrew from the meeting during discussions. No objection.
3651	PA19/06060	Tesco Stores Ltd, St Ives Road, Carbis Bay (Mr Horwood)	Advert consent: 1 x internally illuminated gantry, 2 x vinyl graphic, 1 x existing sign replaced in proposed lobby.	Councillor Messenger declared an interest in this item and withdrew from the meeting during discussions. Accept signage but oppose internally illuminated gantry due to light pollution concerns.
3652	PA19/06061	Tesco Stores Ltd, St Ives Road, Carbis Bay (Mr Horwood)	New plant units proposed mounted on concrete plinth, platform and stairs for safe access.	Councillor Messenger declared an interest in this item and withdrew from the meeting during discussions. Support application providing the generated noise level is not unneighbourly. Would like to establish the exact hours of operation, with a guarantee that noise is not a 24-hour issue - affecting neighbouring properties.
3653	PA19/06555	45 Trewartha Estate, Carbis Bay (Mr A Jackson)	Bedroom and living room extensions to dwelling.	Application supported.
3654	PA19/06602	Panorama, 1 Barnoon Terrace, St Ives (Ms K Usher)	Extension of front patio with addition of a french door.	No objection.
3655	PA19/06255	The Caravan, Cragnor Cottage, Wheal Speed Road, Carbis Bay		Objection. This retrospective application (the property is already being lived in) is in contradiction to the original planning consent condition: PA15/ 03064 – which states that: Condition 3: The garages hereby permitted shall be kept available for

				<i>the parking of motor vehicles/cycles at all times. The garages shall be used solely for domestic parking purposes and retained as such thereafter.</i>
3656	PA19/06483	The Croft, Penbeagle Lane, St Ives (Mr S Herbert)	Certificate of lawfulness for existing use: Lawful commencement on 22 June 2019 in relation to decision notice PA15/05238 (Plot 2)	No comment. The Town Council cannot confirm whether commencement has started or not. Refer to Case Officer.
3567	PA19/06382	22 Polmennor Drive, Carbis Bay (Mrs J Carpenter attorney of Mr I Sewell)	Alterations and construction of extension for disabled person.	Application supported.
3568	PA19/06629	Tremayne, Street An Pol, St Ives (Mr John Lewis)	Certificate of Lawfulness for existing use to confirm that a valid commencement of development has been made under permission PA15/04953	No comment. The Town Council cannot confirm whether commencement has started or not. Refer to Case Officer.