



ST. IVES TOWN COUNCIL

The Guildhall
Street An Pol
St. Ives
Cornwall
TR26 2DS

Tel: (01736) 797840

Our Ref: LDW/Planning/ag

Your Ref:

Ask for: Louise Dwelly

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Date: 5th November 2021

Dear Councillor

PLANNING COMMITTEE MEETING 11th November 2021

You are given notice of a meeting of the Planning Committee to be held in the Council Chamber at the Guildhall, St Ives on **Thursday 11 November 2021, 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. Councillors who are not members of this Committee are entitled to attend if they wish to do so and may be permitted by the 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 Dwelly

Town Clerk

To: All Councillors, Town Clerk, Service Managers
Press
Cornwall Councillors
Community Link Officer.

Membership of Planning Committee

Chairman -	Messenger K	
Vice-Chairman -	Mitchell A	
Town Mayor and Deputy Town Mayor (ex officio, voting members)		
and Councillors:	Bradford R	Rogers L
Arthur L	Hodson C	Ryall J
Beveridge J	Hynes S	Wells J

PLANNING COMMITTEE MEETING – 11 November 2021

AGENDA

1. **Apologies for Absence**

2. **Minutes**

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 7th October 2021.

3. **Declarations of Councillor / Officer Interests**

4. **Requests for dispensation (approved by Council)**

5. **Public Speaking**

6. **Planning Applications**

Part A: Applications Recommended for Approval

Part B: Applications without Recommendations

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.

7. **Items for Decision**

8. **Items for Information**

St Ives Town Council

Planning Schedule for meeting date 11 November 2021

Please note:

Part A - applications 4169 through to 4189 have been subject to consultation with the Chairman and Vice Chairman of the Planning Committee and are recommended to the Committee for support, subject to any comments

Ref No.	CC Ref	Site (Applicant)	Proposal	Reason for Recommended Support
<i>Part A Applications with officer recommendations</i>				
4169	PA21/091622	Toms Yard Higher Stennack St Ives Cornwall Mr Graham Pullen	Monterey Cypress - remove 3 - 4 broken branches on SW side of tree	Tree application, subject to the Tree Officer being in support.
4170	PA21/09320	Sand Dune House Headland Road Carbis Bay Mr And Mrs Richard And Judy Smith	Erection of contemporary, energy efficient three bedroom dwelling (revised design) with non compliance of condition 3, 5 and 9 in relation to decision notice PA20/01010 dated 02.12.2020	<ul style="list-style-type: none"> • Consented scheme • Minor changes relate to fenestration • No public objections
4171	PA21/08812	The Bookend 4 Skidden Hill St Ives TR26 2DU Mr Ian Watkins	Listed Building Consent: Replacement door, window glass, replacement soffits and guttering and repair and replacement of fascia boards	<ul style="list-style-type: none"> • Property improvements • No public objections • Subject to the support of Historic Environment
4172	PA21/05894	Village Hall Fore Street Lelant TR26 3JR Mr James Douglas	Listed Building Consent: Replacement windows to main hall and front of building	<ul style="list-style-type: none"> • Property improvements • No public objections • Subject to the support of Historic Environment
4173	PA21/09648	1 Treloyhan Manor Drive St Ives TR26 2AD Mr Craig Sparrow	Application for works to trees covered by a Tree Preservation Order as detailed within submitted Tree Report.	Tree application, subject to the Tree Officer being in support.
4175	PA21/10336	Land On Beach Front West Of Surf Club Porthmeor Beach St Ives Cornwall Marine Management Organisation	Marine Management Organisation (MMO) consultation for the TwinHub Floating Offshore Wind Demonstration Project.	No Objection
4176	PA21/09537	27 The Terrace St Ives Cornwall TR26 2BP Mr T Symons	New opening in partition to enlarge dining area.	No objection
4177	PA21/10234	Trewartha Gallery Laity Lane Carbis Bay St Ives Cornwall TR26 2TF Griggi	Non-material amendment (NMA2) in relation to decision notice PA20/02226 for external alterations	<ul style="list-style-type: none"> • Consented scheme • Agree that the proposals represent a NMA
4178	PA21/08485	1, 1a, 3Penbeagle Crescent St Ives Cornwall TR26 2JF Mr Michael Care	Construction of parking areas to 1, 1a and 3 Penbeagle Crescent	<ul style="list-style-type: none"> • No public objections • Subject to no objections from the Highway Officer
4179	PA21/09486	2 Access To Balnoon Balnoon Lelant TR26 3JA Mr Khiem Nguyen Livewest C/O Wrekin Windows	Replacement front and rear doors	<ul style="list-style-type: none"> • Like for like replacement • No public objections

<i>Ref No.</i>	<i>CC Ref</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Reason for Recommended Support</i>
4180	PA21/09947	2 Albert Terrace Tregenna Terrace St Ives Cornwall Mr A Livsey & Ms C David	Roof Extension	<ul style="list-style-type: none"> No public objections Not deemed unneighbourly
4181	PA21/09650	Ven Ayr Fore Street Lelant TR26 3EN Mr Richard Boon	Raise canopy and remove stem with basal decay to a Monterey Cypress and reduce canopy of a Copper Beech	Tree application, subject to the Tree Officer being in support.
4182	PA21/09762	Piazza, Flat 11 Back Road West St Ives TR26 1NQ Emma Davies	Refurbishment of existing 2 bedroom flat including new structural openings and new windows.	<ul style="list-style-type: none"> Use of wooden windows and enhancement Like for like replacement
4183	PA21/09644	7 (Formerly Plot 10) Treloyhan Manor Drive St Ives Cornwall TR26 2AN Mr Oates And Mrs Dedman	G1 Zelkova tree x 2 - Remove due to proximity to permitted building. Replacement planting of 2 trees to front of garden.	Tree application, subject to the Tree Officer being in support.
4184	PA21/10204	Chynoweth Road Between Halsetown Road And Laity Lane Halsetown TR26 3NA Mrs Nelson	Replace existing sunroom with PVCU conservatory.	<ul style="list-style-type: none"> Property improvements No public objections In the conservation so subject to the support of Historic Environment
4185	PA21/08679	Beach Lodge Higher Boskerris Carbis Bay TR26 2TL Mr Nicholas Kenlay	Certificate of lawfulness existing use: Continued use of property as independent dwelling	<ul style="list-style-type: none"> No comments to make
4186	PA21/09352	Tre-Porth 7 West Place St Ives TR26 1JF Mr & Mrs Layzell	New Front & Rear Dormers, Front Balcony & Single-storey Side Extension	<ul style="list-style-type: none"> Minor additions No public objections Not deemed unneighbourly
4187	PA21/08340	The Old Sail Lofts Bethesda Hill St Ives TR26 1PB Mr Roger Hillier	Listed Building consent to remove existing door from East Elevation and replace with new window and door. Reconfigure existing granite external steps to West Elevation.	No objection subject to the Historic Environment Services comments that works are in strict accordance with the sequence of works and materials set out in the Heritage Impact Assessment.

Part B - applications 4188 through to 4204 have no recommendations

<i>Ref No.</i>	<i>CC Ref</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Committee Decision</i>
4188	PA21/09414	West Lodge Church Lane Lelant St Ives Mr And Mrs Stevens	Proposed Extensions and other minor alterations	
4189	PA21/08603	Una Resort St Ives Lelant St Ives Cornwall Mr William Taylor Kingfisher Resorts	Proposed outdoor swimming pool, dedicated children's pool and an outdoor food and beverage area with associated works (revisions to amenity area approved under decision PA17/09077	
4190	PA21/09601	Pennti Morvoren 3 Headland Road Carbis Bay St Ives Mr. and Mrs. Eadington	Conversion of Existing Garage, First floor Extension over with Juliet Balcony and Removal of One Chimney.	

Ref No.	CC Ref	Site (Applicant)	Proposal	Committee Decision
4191	PA21/10337	3 St Andrews Street St Ives TR26 1AH Mr David Baxendale	Replacement of windows on front elevation; replacement of rooflight; enlargement and replacement of seaward facing window to create central doorway, replacement of floorboards; reinstatement of original walls, retention of repainting of property in Farrow and Ball "Cooks Blue"	
4192	PA21/10338	3 St Andrews Street St Ives TR26 1AH Mr David Baxendale	Listed Building consent Replacement of windows on front elevation; replacement of rooflight; enlargement and replacement of seaward facing window to create central doorway, replacement of floorboards; reinstatement of original walls, retention of repainting of property in Farrow and Ball "Cooks Blue"	
4193	PA21/08869	5A Porthgidden Studios Carncrows Road St Ives Cornwall Ms K Tudor	Single storey extension	
4194	PA21/09749	Crest Mont Alexandra Road St Ives TR26 1ER Mr & Mrs R Beazley	Proposed replacement dwelling and erection of new dwelling.	
4195	PA21/09365	New Residential Units Plot 11 Treloyhan Manor Trelyon Avenue St Ives Mr Richard Parsons	Application for approval of Reserved Matters to Approved Outline Application No. PA14/00811 dated 7 May 2015 for Unit 11 (Appearance and Landscaping) with variation of condition 1 of decision PA18/02151 dated 19/12/2018	
4196	PA21/09136	Orchid Gallery 2A Bedford Road St Ives Cornwall Mr Garry Middleton-Batts	To convert and transform an existing shop into a domestic house.	
4197	PA21/09937	2 Polgarth Close Carbis Bay TR26 2SL King	Demolish and extend existing garage to side of property to build single storey annex, to provide living area including kitchen, bathroom and 1 bedroom.	
4198	PA21/10034	Day Dawn Carthew Way St Ives TR26 1RJ Mr And Mrs Harvey	Proposed extension and alterations including balcony.	
4199	PA21/09818	Animal Vet Services St Ives Road Carbis Bay TR26 2JX Animal Veterinary Services	Demolition of Vets and dwelling behind 28 Richmond Way and construction of 2 new semi-detached dwellings	
4200	PA21/09571	Land At Former Piggery Halsetown St Ives Cornwall Mr Richard Thomas	Conversion of Former Piggery to Form Residential Dwelling Subject to H2 Restrictions.	
4201	PA21/09732	The Cliffs Headland Road Carbis Bay TR26 2NU Lee Bryan	Alteration and extension of existing dormer window to north elevation of the second floor flat and vertical extension to rear stairwell to south elevation	
4202	PA21/09888	The Holt Access To Rosewall Farm Towednack TR26 3AL Mr Colin Curtis	Erection of extension to dwelling	
4203	PA21/09771	Land W Of Moorlands Towednack Road St Ives TR26 3AL Mr Stephen Ayres	Proposed residential development of nine single storey residential units for those aged 55 and over.	

<i>Ref No.</i>	<i>CC Ref</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Committee Decision</i>
4204	PA21/10095	Archways Porthrepta Road Carbis Bay St Ives Mr & Mrs Ian & Gillian Seabury	Proposed Alterations and Extension	
4205	PA21/09545	Porthminster Beach Porthminster St Ives Cornwall	Proposed new putting green kiosk (revision of PA20/08796)	
4206	PA21/08395	Porthgwidden Beach Cafe Porthgwidden St Ives Cornwall TR26 1PL	Proposed alteration to create additional outside seating area on side (south) elevation (Resubmission of expired planning consent PA17/07711)	