

**Planning Committee Consultation Process
Observations
Friday 2nd July**

| <i>Ref No.</i> | <i>CC Ref</i> | <i>Site (Applicant)</i> | <i>Proposal</i> | <i>Comments</i> |
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| 4083 | PA21/04381 | Treloyhan Cottage, Steeple Lane, St Ives (R Brindley) https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage | Demolition of existing dwelling and outbuildings and construction of self-build eco dwelling with attached garage, separate garden studio and associated works. | <p>The Council strongly object to this proposal and are of the view that it is in conflict with the NDP policies GD1 a), g) and h) and BE6. Policy BE6 and the Coastal Suburb and Railway Resort character area states that Proposals affecting the exterior appearance of buildings of historical and/or architectural significance within Character Area will not be supported except where such a change would provide an overriding benefit to the community. The design and layout of all new development, including infill sites of up to 0.3 hectares, within Character Area S6 should:</p> <ul style="list-style-type: none"> a) respect the building line of existing streetscapes; b) respect the skyline and maintain the rhythm of town-wide views; c) respect the open and wooded aspects of the area; d) retain the generous relationship between plot size and building size; e) retain and incorporate local materials of granite, natural slate, lime mortar and brick chimneys; f) retain and incorporate sliding sash windows, paneled front doors, railings, cast iron guttering and downpipes. <p>The proposals breach almost all of these provisions. Additional comments are as follows:</p> <ol style="list-style-type: none"> 1. Although styles and designs vary in steeple land, the vast majority are of traditional pitched roof design 2. One of the key features of dwellings in the area is the relationship between the dwelling and the generous size of the garden plot. The proposal is a significant increase on the previous footprint with the L shape and the garden studio taken into account 3. The dwelling is described as an eco dwelling, simply because it has solar panels. In reality it's energy use would be vastly increased swimming pool, steam room, two dwellings on the site. In addition, the proposals are to demolish a character property consisting of granite and slate which would not be re-used in the design and much vegetation has been removed. These are not environmentally sustainable design elements |

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| | | | | <p>4. A significant concern would be the level of light pollution introduced by the increases in glazing – as illustrated by the visual- in an area which is seeking to limit light under dark skies initiatives.</p> <p>5. Although the roof height is the same, the extent and impact is increased by the nature of the flat roof</p> <p>6. The proposed balconies and their height and extent which give rise of overlooking issues.</p> <p>7. The garden studio also raises concerns – it is effectively a separate dwelling which would be subject to H2 principal residence.</p> |
| 4084 | PA21/03127 | <p>Trevue, Tyringham Road, Lelant (Parsons)</p> <p>https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage</p> | <p>Demolition of existing Garage to form New Access to the rear of Trevue, with new Detached Garage.</p> | <p>No objection – providing the concerns of the Highway Officer are satisfied.</p> |
| 4085 | PA21/01954 | <p>St Eia House, Market Place, St Ives (John Johnson)</p> <p>https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage</p> | <p>Change of use to Coffee, Sandwich and Biscuit Shop.</p> | <p>Strongest possible objection – request to be called to committee.</p> |

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| 4086 | PA21/0 4590 | Beersheba Plantation, Access to Beersheeba Farm, Lelant (A Jelbert) https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage | Sweet Chestnut (140) Reduce to 8m due to root and stem decay. Sycamore (626) Coppice due to weak main fork. Sycamore (152) Coppice due to basal decay. | Application supported. |
| 4087 | PA21/0 4289 | 5 Street An Pol, St Ives (Mrs Masters) https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage | Proposed rear balcony. | Objection – the application is contrary to NDP Policy. Out of character in a Conservation Area. |
| 4088 | PA21/0 3917 | 15 St Eia Street, St Ives (Paul and Sue Amey) https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage | Listed Building Consent: Internal alterations to provide upgraded WC/Bathroom and Kitchen facilities, requiring relocation of partitions at basement and first floor level. | Councillor Bradford declared an interest in this application – as her husband is the builder working on the development. No objection. |
| 4089 | PA21/0 4395 | St Gwithian, Flat 5, Headland Road, Carbis Bay (Dr.Robinson) https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage | Alterations to and extension of existing dormer window on North Elevation of Top Floor Flat. | Application supported. |
| 4090 | PA21/0 4562 | Carninney Farm, Carninney Lane, Carninney, Carbis Bay (Carninney Rise Ltd) https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage | Detailed design of 30 residential units, including their appearance, landscaping, layout and scale. | Strong objection on the basis of scale / mass / overlooking of existing residents and the impact on the integrity of the adjacent historic farmstead. Concerns over light pollution into established treebanks where a relatively dark sky should be maintained. The scheme has already delivered its quota of affordable homes and the alterations to the private sector homes are a step too far. Concerns of local residents should be acknowledged and addressed. |

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| 4091 | PA21/0 4802 | Chy An Clegh, St Ives Road, Carbis Bay (Mr Draper) https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage | Demolition of garage, new front and side extensions with replacement rear dormer and general refurbishment. | Objection. Overdevelopment and unneighbourly. |
| 4092 | PA21/0 4848 | Carninney Farm, Carninney Lane, Carninney, Carbis Bay (Mr and Mrs Leighton) https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage | Detailed design of 30 residential units, including their appearance, landscaping, layout and scale. (Details following outline application PA15/05320 dated 08/01/16.) with non-compliance with condition 1 in relation to decision notice PA17/07348. | Strong objection on the basis of scale / mass / overlooking of existing residents and the impact on the integrity of the adjacent historic farmstead. Concerns over light pollution into established treebanks where a relatively dark sky should be maintained. The scheme has already delivered its quota of affordable homes and the alterations to the private sector homes are a step too far. Concerns of local residents should be acknowledged and addressed. |
| 4093 | PA21/0 4947 | Shenstone, Penbeagle Way, St Ives (Mr J McEachern and Mr N Whitford) https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage | Proposed single storey extension. | Application supported. |

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| 4094 | PA21/04883 | Land Rear Of Providence House, Wheal Speed, Carbis Bay (Ian Timms & Blou Mor) https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage | Reserved matters application for appearance and landscaping following outline approval PA19/10362 for demolition of garage, construction of two new dwellings and creation of new access road and parking area. | No objection |
| 4095 | PA21/04861 | Teneriffe, Pannier Lane, Carbis Bay (A Curtis) https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage | Proposed First Extensions & External Alterations. | Application supported. |
| 4096 | PA21/05739 | Land Adj To Little Trevarrack, Laity Lane, Carbis Bay (Mr Bryan Davies Virtual Construct Ltd) https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage | Non-material amendment in relation to decision notice PA21/01579 dated 29.04.2021. | No objection. |
| 4097 | PA21/05163 | An Mordros, Carthew Way, St Ives (Mr And Mrs Phillips) https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage | Raised ridge, rear extension and alterations with widened drive entrance and new deck at the rear. | Objection. Although many properties have been redeveloped and modernised in this area of St Ives – the character of adjacent properties in the vicinity still remains single storey with pitched roofs and dormer windows. There are concerns about the contemporary design and scale which are out of keeping and detrimental to the street scene. |
| 4098 | PA21/04561 | The Cliffs, Headland Road, Carbis Bay (L Bryan) https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage | Demolition of existing garage and replaced with single storey extension to existing ground floor flat. | Application supported. |

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| 4099 | PA21/05404 | Former Treloyhan Manor, Trelyon Avenue, St Ives (Mr Shaun Fox Vulpes Ltd) https://planning.cornwall.gov.uk/online-applications/simpleSearchResults.do?action=firstPage | Remove one Zelkova tree and remove one extruded branch on another Zelkova tree. | No objection. |
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