

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in The Guildhall, St Ives on Thursday 1 April 2010 at 7.00 pm

PRESENT

Chairman – Councillor Mrs Y Watson

COUNCILLORS

Fry B
Nicholls C C
Sanger C E (until 8.04 pm)
Slack K

Tanner J
Tonkin G E T
Tulley R
Williams T M

OFFICERS

Town Clerk
Administrative Assistant

APOLOGIES FOR ABSENCE – were received from Isaacs H R G, Mitchell A P and Symons Mrs J H.

P.91 CHAIRMAN’S ANNOUNCEMENTS

There will be an additional item for consideration, the consultation on a street trading licence for St Ives Farmers Market. This item has been included as an urgent item in view of response deadline. The street trading applications will be considered earlier in the meeting as Councillor Sanger will leave early and has requested to speak on the May Day application.

Those planning applications which are the subject of public speaking will be moved to the start of the planning schedule.

P.92 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meetings of the Committee held on 4 March 2010.

P.93 DECLARATIONS OF MEMBER / OFFICER INTERESTS

Councillor Mrs Tanner made the following declaration (as a member of Cornwall Council’s West Sub Area Planning Committee): “In commenting on this application I should make it clear that my comments are based on the information currently available and do not commit me to taking the same position when the matter is discussed at Cornwall Council committee stage and full information is available.

Councillor Tanner also declared a Prejudicial Interest in item 623 on the planning schedule

as a resident of a neighbouring property, and withdrew from the meeting during its consideration.

Councillor Williams declared a Prejudicial Interest in item 609 on the planning schedule as a part owner of a neighbouring flat, and withdrew from the meeting during its consideration.

Councillor Mrs Watson declared a Prejudicial Interest in item 617 on the planning schedule as a business acquaintance of the applicant, and withdrew from the meeting during its consideration.

Councillors Tulley and Williams declared a Personal interest in Minute P.95 (Street Trading application, St Ives Farmers Market), as members of the same political group as the applicant.

Councillor Slack declared a Prejudicial Interest in Minute P.95 (Street Trading application, St Ives Farmers Market), as a member of the same political group as the applicant and business associate of a stall-holder at the farmers market, and withdrew from the meeting during its consideration.

Councillor Fry declared a Personal Interest in application 636 on the planning schedule, as an acquaintance of the applicant. He also declared a Prejudicial Interest in item 625 as a friend of the tenant of the property.

P.94 **PUBLIC SPEAKING**

Cynthia Davis spoke in objection to item 628 on the planning schedule (10-0247-P).

Dr H Andrews spoke and raised concerns at item 610 on the planning schedule (10-0069-P)

P.95 **CONSULTATION ON STREET TRADING LICENCE APPLICATIONS**

May Day

Application for the usual charity stalls and for commercial stalls, to generate income for the May Day festivities, being organised by St Ives Lions Club.

RESOLVED – that the street trading licence application be supported for commercial stalls on West Pier and charity stalls along Wharf Road for this year, in view of the particular circumstances of this special event and the need to generate income to be able to continue in future years.

St Ives Farmers Market

Councillor Slack declared a Prejudicial Interest in this item and withdrew from the meeting during its consideration.

Application for stalls for up to two traders outside the farmers market at the Backpackers.

RESOLVED – that the street trading licence application be supported for up to two stalls within the cartilage of the Farmers Market, and provided they are in place in conjunction with the Farmers Market days and times.

P.96 PLANNING APPLICATIONS

Councillor Sanger left the meeting after consideration of application no. 610 on the planning schedule.

Planning applications were considered in accordance with the planning schedule. Following discussion and full consideration, it was

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

Noted.

P.98 PLANNING DECISIONS, PLANNING APPEAL DECISIONS AND NOTICE OF PLANNING APPEALS LODGED

The Administrative Assistant circulated a report setting out information received since the previous meeting and the information was noted.

P.99 CORRESPONDENCE

Any correspondence previously circulated and representations received from members of the public with regard to planning applications were noted.

<i>Ref. No.</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
610*	10-0069-P	Lelant Quay, Lelant <i>(Ing Red Uk Ltd)</i>	Seafront bank stabilisation works to include provision of temporary access ramp	Application supported, provided that the temporary access ramp is used solely for the works as set out in the application, and that provision for sand use also be accordance with that set out in the application, with the sand used for constructing the ramp being returned to the beach after use. Also, in view of concerns raised at consultation, request that methods of notification and public consultation be reviewed and improved. In view of the sensitivity of this site, also request that the Town Council be fully involved at the pre-application stage of any future applications.
628*	10-0247-P	2 Bay Villas, St Ives Road, Carbis Bay <i>(Mr Neil Blewett)</i>	Construction of 2 storey extension to form 2 additional self contained units	Strong objection. Unneighbourly (overlooking and overbearing), loss of amenity space and lack of parking provision. Request that this application be called to West Sub Area Planning Committee if the officer recommendation differs to Town Council comments.
608	10-0031-P	Former Job Centre, Chapel Street, St Ives <i>(Mr Daniel Potter)</i>	Change of use & conversion of former job centre to form offices & 3 residential units (amended design 09-0383)	Application supported.
609	10-0046-HP	Pedros, North Place, St Ives <i>(Dr John Muir)</i>	Installation of 2 rooflights & replacement front door	Application supported.
611	10-0155-P	Plot Adjoining 16 Penbeagle Close, St Ives <i>(Timms Construction Ltd)</i>	Construction of dwelling and associated works	Application supported.

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612	10-0179-HP	Arosfa, 30 Tremar Road, St Ives <i>(Mrs J Roberts)</i>	Construction of single storey extension	Application supported, provided not unneighbourly.
613	10-0184-HP	Hawks Point Cottage, Hawks Point, Carbis Bay <i>(Mr John Mardle)</i>	Extension and alteration to existing cottage	Application supported provided that the choice of materials are in accordance with the location (concern at amount of decking proposed).
614	10-0191-HP	Garth, Steeple Lane, St Ives <i>(Mr & Mrs D Potter)</i>	Construction of rear extension with roof terrace over	Objection. Overdevelopment (scale for plot), and unneighbourly (overlooking).
615	10-210-HP	The Garden House, Academy Steps, St Ives <i>(Mr D Kay)</i>	Raising of ridge height to provide additional storey	Application supported. Pleased at change of materials – replacement of upvc with timber.
616	10-0213-HP	4 Poldhu Close, Carbis Bay <i>(Mr & Mrs B Donaldson)</i>	Extension to existing first floor dormer window	Application supported provided not unneighbourly.
617	10-0214-P	4 Godrevy Terrace, Carbis Bay <i>(Mr S Baker)</i>	Construction of single storey extension & entrance porch	Application supported.
618	10-0085-P	Porthmeor Beach, St Ives <i>(Porthmeor Beach Services)</i>	Construction of extension & alterations (amended design of 09-1264)	Application supported.
619	10-0161-HP	11 Manor Close, Lelant <i>(Mr & Mrs Benyon)</i>	Conversion of loft space, construction of single storey extension & other internal alterations	Application supported provided not unneighbourly (overlooking).
620	10-0167-HP	Treventon, Burthallan Lane, St Ives <i>(Mr S Barker)</i>	Construction of extensions & alterations to incorporate balcony	Objection – gross overdevelopment (bulk and scale), unneighbourly (overbearing and loss of light), and particular concern at proposed balcony.

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621	10-0200-P	1-3 Court Cocking, St Ives <i>(Abbeyman Estates)</i>	Internal alterations to form 3 self contained units & replacement of upvc windows with timber	Application supported. Welcome proposed use of timber for windows.
622	10-0201-LBC	1-3 Court Cocking, St Ives <i>(Abbeyman Estates)</i>	Internal alterations to form 3 self contained units & replacement of upvc windows with timber	Application supported. Welcome proposed use of timber for windows.
623	10-0223-P	Trecarrel House, Carthew Terrace, St Ives <i>(Mr P Randall & Ms H Tripconey)</i>	Demolition of detached garage and construction of 3 flats and garage	Strong objection. Out of keeping with the character of the area. Overdevelopment (scale and height), unneighbourly (overlooking, loss of light), lack of amenity, lack of parking, concern at access and egress with excessive traffic flow in locality, negative impact on the community. Request that this application be called to West Sub Area Planning Committee if the officer recommendation of approval.
624	10-0245-TPO	Watersmeet, Abbey Hill, Fore Street, Lelant <i>(Mrs Ruth Bardsley)</i>	Reduction of Ash Tree	Application supported, provided that the Tree Officer agrees that the works should be carried out.
625	10-0257-P	Lewis Watchmaker & Posh and Cosy, Tregenna Hill, St Ives <i>(Mr Steven Gowland)</i>	Re-roofing using 400 X 200mm natural slate	Application supported.
626	10-0264-HP	5 Bowling Green, St Ives <i>(Mrs C Foreman)</i>	Construction of replacement dormers on front & rear elevations	Application supported provided not unneighbourly (overlooking).

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627	10-0228-P	7 Richmond Way, Carbis Bay <i>(Mrs Sue Carter-Mackintosh)</i>	Conversion of garage to kitchen, construction of 2 dormers to rear & side facing slopes of the roof	Application supported, provided ancillary to the main dwelling.
629	10-0262-HP	Rosemorran, Bishops Road, St Ives <i>(Mrs M Shariari)</i>	Extension of existing dormer windows to incorporate Juliette balconies & construction of dormer window	Application supported provided not unneighbourly (overlooking).
630	10-0272-P	Skilliwidden, Alexandra Road, St Ives <i>(Mr Graham Berriman)</i>	Retention and completion of dwelling with annexe and associated works (amended design of 09-0096-P)	Application supported.
631	10-0280-HP	Carthew Vean, Orange Lane, St Ives <i>(Mr I Vanes)</i>	Loft conversion, creation of 3 dormers, inserting 5 rooflights & internal alterations	Objection. Overlooking (to and from neighbouring residence), general concerns at design and particularly the window misalignment on the rear elevation.
632	10-0288-HP	Charleston House, Higher Trewidden, The Belyars, St Ives <i>(Mrs C Thompson)</i>	Construction of Balcony & associated works	Application supported.
633	10-261-HP	Elm Cottage, Trelyon Avenue, St Ives <i>(Mr & Mrs King)</i>	Demolition of garage and construction of annexe accommodation.	Application supported provided ancillary to main dwelling.
634	10-0300-REMCO ND	Hawthorn Cottage, Church Road, Lelant <i>(Fine Home Ltd)</i>	Removal of condition 7 of 08-0914-P (construction of dwelling & garage & associated works)	Application supported.
635	10-0301-LBC	Hawthorn Cottage, Church Road, Lelant <i>(Fine Home Ltd)</i>	Internal repairs and alterations, and additional window on north elevation.	Application supported provided that the Conservation Officer has been consulted.

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636	10-0212-P	2 Fish Street, St Ives <i>(Exclusive Locations Ltd)</i>	Change of use of retail shop to spa offering health and beauty treatments.	Application supported.
637	10-0324-CLEUD	The Chalet, 26 Steeple View Court, Carbis Bay	Certificate of Lawfulness in respect of existing use of chalet as separate dwelling	No evidence to offer.