

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in The Guildhall, St Ives on Thursday 12 November at 7.00 pm

PRESENT

Chairman – Councillor Mrs Y Watson
Vice-Chairman – Councillor Mrs J Tanner

COUNCILLORS

Isaacs H R G (until 7.52 pm)	Tonkin G E T
Mitchell A P (from 7.28 pm)	Tulley R
Nicholls C C	Williams T M
Sanger C E	

In view of arrival time at the meeting, Councillor Mitchell did not vote on any planning applications before item 523 on the planning schedule (including item 524 as this was brought to the start of the meeting).

In view of leaving time, Councillor Issacs did not vote on any planning applications after item 526 on the planning schedule.

OFFICERS

Town Clerk
Administrative Assistant

APOLOGIES FOR ABSENCE – were received from Councillors Fry B, Peters M, Slack K and Symons Mrs J H.

P.48 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 15 October 2009.

P.49 CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that in view of the number of members of the public attending to observe the debate on item 524 on the planning schedule, this application would be considered at the start of Minute P.52.

P.50 DECLARATIONS OF MEMBER / OFFICER INTERESTS

Councillor Tonkin and Tulley each declared a Prejudicial Interest in item 515 on the planning schedule as the applicant is a fellow member of the Consols Pool Association, and withdrew from the meeting during consideration of this item.

Councillor Isaacs declared a Prejudicial Interest in item 527 on the planning schedule as he was working for the next-door neighbour of the applicant, and withdrew from the meeting during consideration of this item.

Cllr Watson declared a Prejudicial Interest in item 519 on the planning schedule as a business acquaintance of the applicant, and withdrew from the meeting during consideration of this item. The Committee Vice-Chairman chaired the meeting for that item

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".

P.51 PUBLIC SPEAKING

A member of the public spoke on behalf of themselves and others attending the meeting, to object to item 524 on the planning schedule.

P.52 PLANNING APPLICATIONS

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

This item was noted.

P.54 PLANNING DECISIONS, PLANNING APPEAL DECISIONS AND NOTICE OF PLANNING APPEALS LODGED

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

P.55 CORRESPONDENCE

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

St Ives Town Council Planning Schedule for meeting date: 12 November 2009

Ref. No.	CC Ref.	Site (Applicant)	Proposal	Observations
515	09-0054-P	The Water Rail, Consols, St Ives <i>(Mr Guy Litchfield)</i>	Construction of dwelling & associated works	Application supported – good design and materials and a good use of an old building.
516	09-1099-P	7b Penbeagle Industrial Estate, St Ives <i>(Mrs Amanda Stevens)</i>	Change of use of ground floor to preparation area/storage to be used in conjunction with fish & chip shop approved under 09-0682	Application supported – appreciate the need for this provision for the success of the venture.
517	09-1101-REMCOND	Porthminster Hotel, The Terrace, St Ives <i>(The Porthminster Hotel Company Ltd)</i>	Variation of condition 6 of 08-1161	Application supported – a small variation and the need to support the long term economic future of the hotel.
518	09-1103-HP	Pordewertha, Venton Road, St Ives <i>(Mr & Mrs P Wilby)</i>	Construction of garage & roof terrace	Application supported provided no unneighbourly issues.
519	09-1109-P	Carbis bay Hotel, Carbis bay <i>(Mr Baker)</i>	Construction of building housing restaurant, ancillary facilities and therapy rooms	Application supported.
520	09-1114-P	8 West Place, St Ives <i>(Mr B Spencer & Mrs Von Achten)</i>	Construction of dwelling (amended design of 07/P/0747)	Application supported (minor changes).
521	09-1121-P	Rear of Southleigh, Fuggoe Lane, Carbis Bay <i>(Amanda Farmer)</i>	Construction of dwelling	Objection – overdevelopment for the site and loss of green amenity space.
522	09-1125-HP	3 Trevail Apartments, Talland Road, St Ives <i>(Mr Martin Jenkins)</i>	Installation of door at first floor level & construction of fire escape steps	Application supported provided no overlooking issues and provided that the fire escape is compliant with fire safety requirements.
523	09-1133-P	Land adj to 29 St Johns Walk, St Ives <i>(Mr I Tyldesley)</i>	Construction of dwelling	Objection – overdevelopment in terms of the space available, unattractive design, poor choice of materials, substandard.

<i>Ref. No.</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
524	09-1143-P	Carnstabba Road, Porthia, St Ives <i>(Devon & Cornwall Housing Assoc)</i>	Construction of 29 affordable dwellings for rent & shared ownership	Call to West Sub Area Planning Committee. Support the provision of affordable housing in principle but concerns at proposals, particularly with regard to: access route to new phases; request approach road to be 20mph maximum speed limit; call for the car park spaces lost to existing residents be replaced with suitable alternative parking provision; call for the Alan Harvey play area to be adequately fenced to ensure childrens safety; provision of services to site – during construction need to avoid undue disruption to existing residents; and request that the Cornish hedge be rebuilt.
525	09-1146-P	Land off Polmenor Drive, Carbis Bay <i>(Devon & Cornwall Housing Assoc)</i>	Construction of 41 affordable dwellings for rent & shared ownership	Approved at this stage, welcome the provision of affordable homes, request play equipment to be provided on the open area.
526	09-0922-P	Cordyline Croft, Higher Trewidden Road, St Ives <i>(Magnet Employ)</i>	Construction of 2 apartment blocks to house 12 residential units & associated works	Objection. Out of keeping with the character of the area, concern at proposed materials. Urge the applicant to continue with the 6 houses already granted permission – more in keeping. Concern that this application may be contrary to policies GD1 and GD 2.
527	09-1028-HP	7 Porthmeor Square, St Ives <i>(Mr Tim Symons)</i>	Internal alterations & formation of roof terrace	Objection. Incongruous addition to roof. Significant detriment to Conservation Area. Concern at potential overlooking issues and noise nuisance.
528	09-1053-P	5 Higher Trewidden Road, St Ives <i>(Mrs Jill Yelling)</i>	Loft conversion with glass balcony	Objection – unneighbourly and overlooking.
529	09-1150-P	Tralee, Alexandra Road <i>(Mrs W Laity)</i>	Retention of parking & associated works	Application supported.
530	09-1156-HP	25 Back Road West, St Ives <i>(Mr Graham Kent)</i>	Replacement windows & roof to rear, replacement doors to front & rear & construction of rear wall	Application supported.

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531	09-0095-P	Barns, Trowan Farm, St Ives <i>(Mango Investments Jersey Ltd)</i>	Conversion of barns to holiday accommodation	Application supported – completion of a well thought out barn conversion project.
532	09-1078-P	1 Tregenna Place, St Ives <i>(Mr Waters)</i>	Installation of shop front	Objection – poor drawings, unable to determine the proposal, more detail required, suggest that the plan be resubmitted.
533	09-1168-P	1 & 2 Stone Cottages, Longstone Hill, Carbis Bay <i>(Porthia Properties)</i>	Construction of 2 replacement dwellings	Application supported. Concern at loss of 2 significant buildings but note the efforts at retaining the character of the properties and welcome the retention of the front gardens. Support provided that materials on-site are re-used where possible and that other materials used be in keeping.
534	09-1175-P	Driftwood, Cyril Noall Square, Fore Street, St Ives <i>(Mrs Victoria Barber)</i>	Change of use of first floor unused space to form residential unit	Application supported – suitable use of this property.