

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in The Guildhall, St Ives on Thursday 15 October at 7.00 pm

PRESENT

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

COUNCILLORS

| | |
|------------------------------|--------------|
| Fry B | Slack K |
| Isaacs H R G (until 7.35 pm) | Tonkin G E T |
| Mitchell A P (until | Tulley R |
| Peters M | Williams T M |
| Sanger C E | |

(Due to leaving times, Councillor Isaacs did not vote on planning applications after item 491 on the Planning Schedule and Councillor Mitchell did not vote on planning applications after item 500 on the Planning Schedule – in the order listed on the annex to the minutes.)

OFFICERS

Town Clerk

APOLOGIES FOR ABSENCE – were received from Councillors Nicholls C C and Symons Mrs J H.

P.40 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meeting of the Committee held on 17 September 2009.

P.41 CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that an additional planning application (09-0354-P, Tresco, Longstone Hill, Carbis Bay) had been included on the agenda as an urgent item, in view of the need to send a response to the planning authority prior to their meeting on 20 October.

P.42 DECLARATIONS OF MEMBER / OFFICER INTERESTS

Councillor Mrs Tanner declared a Prejudicial Interest in item 510 on the Planning Schedule as the application site was adjacent to her son's house, and withdrew from the meeting during consideration of this item.

Councillor Tulley declared a Prejudicial Interest in item 491 on the Planning Schedule due to proximity of the application site to his house, and withdrew from the meeting during consideration of this item.

Councillor Isaacs declared a Prejudicial Interest in item 491 on the Planning Schedule due to proximity of the application site to his house, and withdrew from the meeting during consideration of this item.

Councillor Williams declared a Prejudicial Interest in item 491 on the Planning Schedule as the agent worked for her relations, and withdrew from the meeting during consideration of this 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.43 PUBLIC SPEAKING

In accordance with paragraph 12 (2) of the Code of Conduct, Councillor Isaacs took the same opportunity afforded to members of the public to speak in opposition of item 510 on the Planning Schedule.

Mrs Mumford spoke on behalf of neighbours to the proposed development at Carnstabba (item 507 on the Planning Schedule), supporting the development in principle but listing associated concerns raised.

P.44 PLANNING APPLICATIONS

Planning applications were considered in accordance with the planning schedule. (Item 507 on the schedule was considered as the second application in view of members of the public attending for that item.)

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

It was noted that 09-0354 Tresco, Longstone Hill, Carbis Bay was due to be considered on 20 October. Councillor Tonkin agreed to represent the Town Council at the meeting.

P.46 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.47 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: 15 October 2009

| Ref. No. | CC Ref. | Site (Applicant) | Proposal | Observations |
|-----------------|----------------|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 491 | 09-0948-P | Existing car park to the rear of 1 Tregenna Hill, St Ives <i>(Mr D Wilson)</i> | Construction of studios with car parking over, retention of car park & associated works | Objection. Unneighbourly (proximity and bulk), overdevelopment (bulk and scale), detrimental impact on surrounding area, including visual amenity. Adverse effect on the Conservation Area. Considered a blot on the landscape from every direction. |
| 507 | 09-1047-P | Carnstabba Road, Porthia, St Ives <i>(Devon & Cornwall Housing Association)</i> | Construction of 25 affordable homes for rent & shared ownership & associated works | Welcome the development of affordable homes but concern at the access. No proposals for traffic calming. Concern at surface drainage provision in view of recent flooding in area. Potential pedestrian / traffic conflict and concern at proximity of traffic to play areas. Suggest improved access for children to new play area. Also suggest that the link footpath should be disabled friendly. |
| 492 | 09-0995-P | 37 Higher Boskerris, Carbis Bay <i>(Mr S Uren)</i> | Construction of single storey extension on front elevation, construction of dormer window on rear elevation 7 installation of roof lights on front elevation (amended design 09-0414) | Application supported. A minor amendment. |
| 493 | 09-1001-HP | Tregurrian, Ayr, St Ives <i>(Mr Bill Lanyon)</i> | Construction of single storey extension to provide annexed accommodation (amended design of 09-0023-HP) | Application supported, provided not unneighbourly. |
| 494 | 09-1003-TPO | 1 Eider Walk, Lelant <i>(Mr S Hardcastle)</i> | Tree works to 2 pine trees | Application supported. |

| Ref. No. | CC Ref. | Site (Applicant) | Proposal | Observations |
|-----------------|----------------|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 495 | 09-1004-P | 15 Parc-An-Creet, St Ives <i>(Mr C O'Brian)</i> | Construction of extension | Application supported. |
| 496 | 09-1020-LBC | The Sloop Inn, The Wharf, St Ives <i>(Mr M Symons)</i> | Removal of modern partitions to convert bedrooms to dining area & associated works | Application supported, provided that the Conservation Officer has no objection. |
| 497 | 09-1023-HP | 6 Poltreen Close, Carbis Bay <i>(Mr S Bruce)</i> | Construction of extension | Application supported. |
| 498 | 08-0928-P | 16 Tregenna Terrace, St Ives <i>(Mr Adrian Steel)</i> | Retention of 16A as a self contained holiday let | Application supported. |
| 499 | 09-1022-HP | Talwyn, Vicarage Lane, Lelant, <i>(Mr & Mrs Harris)</i> | Construction of summerhouse & shed | Application supported. |
| 500 | 09-1032-TPO | Wheal Venture House, Wheal Venture Road, Carbis Bay <i>(Mr D Vallender)</i> | Tree works to 1 Lime | Objection. This is an important tree of historical significance. Residents in area have been concerned at threat to trees in this area in recent years. Lack of clarity of proposed tree works. However if this is approved, it is requested that no works be carried out until the Tree Officer has visited with the owner of the tree. |
| 501 | | | | |
| 502 | 09-1002-HP | 4 Kenidjack Close, Carbis Bay <i>(Mr J Bushby)</i> | Construction of garage & alterations to dwelling | Objection. Garage considered too large – overdevelopment. Concern at use of non-permeable tarmac. |

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|-----------------|---------------------------------------------|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 503 | 09-1037-P | 13 Carnstabba Road, Porthia, St Ives <i>(Devon & Cornwall Housing Association)</i> | Construction of replacement dwelling & associated works | No objection, if necessary for the affordable homes site development, but request that alternative sites be sought, in view of access concerns for 09-1047-P |
| 504 | 09-1042-HP | Trengilly, Manor Drive, St Ives <i>(Mr & Mrs J R Fleming)</i> | Demolition of garage, construction of garage & raising of ridge height to form first floor with balcony | Application supported provided not unneighbourly (overlooking). |
| 505 | 09-1045-HP | Rotorua Apartments, Trencrom Lane, Carbis Bay <i>(Mr Nicholas Roach)</i> | Installation of solar panels on rear elevation | Strongly supported. Tasteful design and welcome sustainable energy sourcing. |
| 506 | 09-1046-HP | The Haven, Treloyan Park Road, St Ives <i>(Mr S Bowman)</i> | Construction of extensions & alterations to dwelling | Application supported. Welcome the use of wood for windows. |
| 507 | <i>Note: considered earlier in meeting.</i> | | | |
| 508 | 09-1055-HP | Kimberley, The Saltings, Lelant <i>(Mr J Barker)</i> | Alterations to dwelling to form additional living accommodation | Application supported. |
| 509 | 09-1059-HP | Dolphinholme, Carbis Bay <i>(Mr Sunil Wickremeratne)</i> | Construction of two storey extension on south elevation | Application supported. |
| 510 | 09-1063-HP | Spernan Wyn, Carthew Terrace, Ayr, St Ives <i>(Mr A Davidson)</i> | Construction of extensions & alterations to dwelling | Objection. Unneighbourly (overlooking & blocking light), overdevelopment (excessive bulk), and loss of green amenity area. |

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|-----------------|----------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 511 | 09-1058-HP | Boswyn Morva, Venton Road, Carbis Bay <i>(Mr T Robinson)</i> | Construction of extensions & alterations to dwelling. | Application supported. Design acceptable in the surrounding area, but request more sustainable features (solar panels, insulation etc) |
| 512 | 09-1080-HP | 3 Porthminster Terrace, St Ives <i>(Mr & Mrs Chrysanthou)</i> | Construction of garage extension with roof terrace above and associated alterations. | Application supported provided not unneighbourly (overlooking) and provided the fencing is of a suitable quality to improve the amenity of the area. |
| 513 | 09-1085-HP | Highfield, Burthallan Lane, St Ives <i>(Mr & Mrs J Thornton)</i> | Construction of balcony over flat roof. | Application supported provided not unneighbourly (overlooking). |
| 514 | 09-1086-P | Channel View, Chy An Gweal, Carbis Bay <i>(Mr A Rider)</i> | Construction of two dwellings & associated works. | Objection. Out of keeping with surrounding area - inappropriate. No use of traditional materials. Concern at access – not suitable for increased traffic movement. Loss of natural drainage (flooding issues in area). Overdevelopment of a garden plot. |
| 515 | 09-0354 | Tresco, Longstone Hill, Carbis Bay | | Objection. High density, concern at traffic access, limited parking provision, insufficient amenity space. Lack of infrastructure in the area – excessive residential development. Loss of natural drainage. <i>(Note: plans had not arrived, emailed version used but IT problems meant that they were viewed on small PC screen at the meeting, so limited consideration was possible)</i> |