

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Concert Hall (Minutes P.31 to P.35) and for the remainder of the meeting in the Council Chamber, The Guildhall, St Ives on Thursday 19 August 2010 at 7.00 pm

PRESENT

Chairman – Councillor Mrs Y Watson

COUNCILLORS

Fry B (until 9.34)
Isaacs H R G
Mitchell A P
Nicholls C C
Sanger C E

Slack K
Tanner Mrs J (until 7.45 pm)
Tanner Miss S J (until 7.45 pm)
Tonkin G E T
Tulley R

OFFICERS

Town Clerk
Administrative Assistant

APOLOGIES FOR ABSENCE – were received from Councillor Symons Mrs J H and Williams T M.

P.31 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meetings of the Committee held on 22 July 2010.

P.32 CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed members of the public and explained that the first application would be considered in the Concert Hall to accommodate all members of the public who wished to attend. The Chairman advised that the Cornwall Care planning application would follow the usual process for public speaking.

Members were also advised that an application considered at the last meeting (PA10/0418) was associated with item 736 on the planning schedule for this meeting and that in view of the additional comments received from the planning officer, PA10/0418 would be reconsidered with that application at the relevant point in this meeting.

P.33 DECLARATIONS OF MEMBER / OFFICER INTERESTS

Councillor Mrs Tanner also 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 Slack declared a Prejudicial Interest in item 750 on the planning schedule as a person with a business interest in the property, and withdrew from the meeting during consideration of this item.

Councillor Slack also declared a Personal Interest in item 742 on the planning schedule as a B&B owner, but advised that the application would not affect her business.

Councillor Tonkin declared a Prejudicial Interest in item 731 on the planning schedule as a neighbour and friend of the applicant, and withdrew from the meeting during consideration of this item.

Councillor Tulley declared a Prejudicial Interest in item 750 on the planning schedule as the applicant was a member of the Green Party, and withdrew from the meeting during consideration of this item.

P.34 PUBLIC SPEAKING

A representative of the 'Save Steeple Fields' group spoke in objection to application PA10/03987 and a representative of Cornwall Care spoke in support of the application.

P.35 PLANNING APPLICATION PA10/03987

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 application set out in Annex 1 to these minutes.

P.36 ADJOURNMENT OF MEETING

The meeting adjourned at 7.45pm to enable members of the public to leave.

Councillors Mrs J Tanner and S Tanner left the meeting at this point.

P.37 MEETING RECONVENED

The meeting reconvened at 7.50 pm in the Council Chamber.

P.38 PLANNING APPLICATIONS

[The remaining](#) 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.39 ST. IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

It was noted that no planning applications had been considered at the most recent meeting, and that none were due to be considered at the next.

P.40 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.41 RIGHT OF WAY – DYNAMITE QUAY, LELANT

Members were advised of recent discussions which aimed to reach an agreement with landowners on establishing a public right of way. It was acknowledged that should an offer for establishing a right of way be made, that the council should consult with those who had supported the definitive map application.

RECOMMENDED – that the Town Council continue with the definitive map application, whilst continuing talks with the landowner with the aim of reaching agreement on establishing the route for a public right of way at Dynamite Quay.

P.42 CORNWALL COUNCIL (FOOTPATH NO. 9 ST IVES (PART) AND AN UNRECORDED FOOTPATH

After considering the consultation on the footpaths on land at the St Margaret's Hotel site in Carbis Bay, it was

RESOLVED – that strong objections be lodged in view of concerns at the loss of convenient, historic and well-used paths with high amenity value and concern at the potential for future development which would limit the footpaths in this area.

P.43 CONSULTATION – DRAFT CORNWALL AREA OF OUTSTANDING NATURAL BEAUTY MANAGEMENT PLAN 2011 – 2016

It was noted that the consultation document had been circulated prior to the meeting.

RESOLVED – that Councillors view the document online and submit individual responses.

P.44 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: 19 August 2010

<i>Ref. No.</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
732	PA10/03987	Land at Trelyon Higher Tregenna Road, St Ives <i>(Cornwall Care Ltd)</i>	Construction of 72 bed care home and 26 independent extra care units and associated works	Objection. Overdevelopment, concern at setting a precedent, unacceptable development in this historic woodland location. Concerns at excess traffic generation, especially in view of proximity to St Ives School. Infrastructure concerns including provision for emergency vehicles. Drainage/flood risk. Detriment to flora and fauna in the area. However welcome efforts to provide high standard of accommodation for older and vulnerable people in the parish of St Ives. Request that this application be call to committee if the officer is minded to approve.
724	PA10/03128	St Ives Bay Hotel, The Terrace, St Ives <i>(St Ives Bay Hotel)</i>	Display of replacement fascia sign panel and individually logo	Application supported.
725	PA10/03813	The Patch, Carnello, St Ives <i>(Mr R Fleming)</i>	Sub division of dwelling to form 2 detached dwellings	Application supported.
726	PA10/04057	Tremedda, Wheal Venture Road, St Ives <i>(Mr D Vallender)</i>	Change of use of land to form extended cartilage of dwelling	Application supported provided that it is conditioned to ensure that this use is ancillary to the main dwelling. Should the officer be minded to approve without this condition, the call for the application to be called to committee.
727	PA10/03531	5 Tregenna Hill, St Ives <i>(Mr S Singh)</i>	Alterations to shop to incorporate self contained flat, alterations to existing accommodation including rear dormer and alterations to basement storage area	Objection. Poor design, substandard (insufficient living space), unneighbourly (overlooking) and concern at storage area with its adjacent facilities.
728	PA10/03771	Chygwidden Cottage, Church Road, Lelant <i>(Mr L Davies)</i>	Listed building consent for creation of new vehicular access and associated works	Application supported provided that there is a condition to replant the trees lost and for this replanting to be monitored. Also seek retention of the hedge (with reduced height to provide for visibility).

<i>Ref. No.</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
729	PA10/03772	Hayswood, Burthallan Lane, St Ives <i>(Mr R Baragwanath)</i>	Construction of 5 dwellings and associated works	Objection. Concern at highways safety. Level of density too high for this location. Creeping development into the AONB. Request that this be called to committee if officer minded to approve.
730	PA10/03778	Boskerris Hotel, Boskerris Road, Carbis Bay <i>(Mr & Mrs George Bassett)</i>	Construction of 2 storey dwelling and creation of new access to highway (amended design of W1/10-0117)	Application supported.
731	PA10/04211	Gwel Tek, Westward Road, St Ives <i>(Mrs Hollow)</i>	Conversion of garage to form annexe, new pitched roof & construction of conservatory	Application supported, provided not unneighbourly.
733	PA10/04130	Trelan, Lelant <i>(Mr N Williams)</i>	Conversion, extension and alterations of stable block to form artist's studio	Application supported.
734	PA10/04237	Chy An Gerra, 21 The Terrace, St Ives <i>(Mr G Zekavica)</i>	Change of use and internal alterations to create 2 self contained holiday apartments and change of use and extension, raising ridge height and installation of 2 roof lights, to holiday unit at the rear to create a self contained dwelling	Objection. Overdevelopment. Concern at increase in ridge height. Inadequate parking to give space for 6 cars to turn within the curtilage. Unneighbourly (overlooking).
735	PA10/04242	Chy An Gerra, 21 The Terrace, St Ives <i>(Mr G Zekavica)</i>	Internal alterations to create 2 self contained holiday apartments and extension to holiday unit at rear to create a self contained dwelling	Objection. Overdevelopment. Concern at increase in ridge height. Inadequate parking to give space for 6 cars to turn within the cartilage. Unneighbourly (overlooking).
736	10-0419	Pendragon, Station Hill, Lelant <i>(Dr M Phillips)</i>	Replacement of 5 external windows & 1 external door	Objection. Proposed UPVC would be harmful to the character and appearance of this historic building.
	10-0418	Pendragon, Station Hill, Lelant <i>(Dr M Phillips)</i>	Replacement of 5 external windows & 1 external door <i>(Note: supported at previous meeting. Reconsidered in view of link with 10-0419 and additional planning advice received.)</i>	Objection. Proposed UPVC would be harmful to the character and appearance of this historic building.
737	PA10/03677	Wheal Speed House, Wheal Speed, Carbis Bay <i>(Mr & Mrs Hall)</i>	Construction of replacement garage	Application supported.

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738	PA10/04316	Trevena, Hendra Vean, Carbis Bay <i>(Mr & Mrs G Mason)</i>	Construction of single storey rear extension	Application supported.
739	PA10/04593	2 Orchard Villas, Fore Street, Lelant <i>(Mr Muxlow)</i>	Replacement of windows with UPVC	Objection. Call for the replacement to be timber.
740	PA10/04604	4 Barnoon Terrace, St Ives <i>(Mr J Russell)</i>	Replacement of flat roof dormer with pitched roof and associated works to incorporate replacement of windows	Application supported.
741	PA10/03557	1 St Andrews Street, St Ives <i>(Mr Malcolm Reay)</i>	Installation of window	Application supported.
742	PA10/03742	The Mustard Tree, St Ives Road, Carbis Bay <i>(Mr & Mrs J Hammond)</i>	Construction of extension to provide additional bedrooms, construction of bay and installation of solar panels	Application supported (and thanked for the details of the solar panels).
743	PA10/04043	Tredenek, Towednack Road, St Ives <i>(Mr & Mrs Full)</i>	Construction of replacement extension	Application supported.
744	PA10/04093	Tregorran, Headland Road, Carbis Bay <i>(Mr S Neal)</i>	Demolition of hotel and construction of 14 self contained units with associated off street parking and landscaped gardens	Objection. Under density (has potential for more units). However the design itself is acceptable. Request that an element of affordability be included. Question whether there is potential for a S.106 agreement to secure a contribution towards affordable housing in this area.
745	PA10/04121	The Halsetown Inn, Halsetown <i>(Mr M Chapman)</i>	Listed building consent for internal refurbishment	Application supported.
746	PA10/04603	1 Rose Lane, St Ives <i>(Mr Roger Poynton)</i>	Replacement roof	Objection to nailed slate. Request that the replacement roof be wet-laid slate.
747	PA10/04620	18 Corva Road, St Ives <i>(Miss Leah Sumray)</i>	Construction of dwelling (amended design 09-1221)	Application supported.
748	PA10/04629	The Halsetown Inn, Halsetown <i>(Mr M Chapman)</i>	Construction of a timber post and rope fence to front elevation boundary	Application supported.

<i>Ref. No.</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
749	PA10/04638	Porthminster Hotel, The Terrace, St Ives <i>(The Porthminster Hotel Company)</i>	Construction of 16 apartments, demolition of garage/store and construction of 4 storey building to accommodate 2 levels of car parking and 4 holiday apartments with car parking. Formation of coach drop-off bay, footpath and associated carriageway widening. (Amended scheme of 09-1101)	Application supported.
750	PA10/04686	Stonecrop Cottage, St Ives Road, Carbis Bay <i>(Mr G Richards)</i>	Construction of two storey extension, sun room and installation of 2 rooflights	Application supported provided not overbearing or unneighbourly.
751	PA10/04702	1 Ivy Mount, Fore Street, Lelant <i>(Mr S Mackintosh)</i>	Felling of Lawsons Cypress tree	Application supported provided that the Tree Officer approved. Also request replacement replanting.
752	PA10/04712	Sycamore Cottage, Hellesvean, St Ives <i>(Mr M Nankervis)</i>	Tree works to 1 Beech	Application supported provided that the Tree Officer approves. Welcome detail of the report by the applicant.
753	PA10/04715	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	Objection. Contrary to TV-19 of the Local Plan. Concern that there is insufficient space for the proposed residential use on the ground floor.
754	PA10/04716	The Potting Shed, The Belyars, St Ives <i>(Mr M Tooley)</i>	Crown reduction of 1 Tulip tree	Application supported provided that the Tree Officer approves.
755	PA10/04794	7 Fish Street, St Ives <i>(Mrs S Mears)</i>	Re-roofing with natural slate	Objection to nailed slate. Request that the re-roofing be wet-laid slate.