

Minutes of the Meeting of the Planning Committee, St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Thursday 22 July 2010 at 7.00 pm

PRESENT

Chairman – Councillor Mrs Y Watson

COUNCILLORS

Fry B  
Isaacs H R G  
Mitchell A P  
Nicholls C C  
Sanger C E

Tanner Mrs J  
Tanner Miss S J  
Tulley R  
Williams T M

OFFICERS

Town Clerk  
Administrative Assistant

APOLOGIES FOR ABSENCE – were received from Councillors Slack K, Symons Mrs J H, Tonkin G E T.

P.21 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Minutes of the meetings of the Committee held on 24 June 2010.

P.22 DECLARATIONS OF MEMBER / OFFICER INTERESTS

Councillor Isaacs declared a Prejudicial Interest in item 694 on the planning schedule as a near neighbour of the application site, he indicated his intention to speak on this item during the public speaking period but withdrew from the meeting during the consideration of this item.

Councillor Tulley declared a Prejudicial Interest in item 694 on the planning schedule as a near neighbour of the application site and also in item 711 on as a member of the Green Party. He withdrew from the meeting during consideration of these items.

Councillor Williams declared a Prejudicial Interest in the following items on the planning schedule: 694 (as someone with an interest in the application worked for her family's company), 708 (as her family owned a neighbouring flat), and 711 (as a member of the Green Party). She withdrew from the meeting during consideration of these items.

Councillor Mrs Tanner declared a Prejudicial Interest in item 693 on the planning schedule as a member of Cornwall Council and withdrew from the meeting during consideration of this item.

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."

P.23 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 694 on the Planning Schedule.

One person spoke to set out their objections to item 723 on the planning schedule.

P.24 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.25 ST. IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

Members were advised that no St Ives Parish applications had been considered at the 6 July meeting, or were due to be considered at the 27 July meeting.

P.26 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.28 CORRESPONDENCE

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

P.29 EXCLUSION OF PRESS AND PUBLIC

RESOLVED – that in accordance with the Public Bodies (Admissions to Meetings) Act 1960 (as extended by s.100 of the Local Government Act 1972), the press and public be excluded from the meeting during the consideration of the following matter on the grounds that it involves the likely disclosure of exempt information as defined in Part 1 of Schedule 12A of the Local Government Act 1972 by virtue of the paragraph specified.

P.30 POTENTIAL SITE FOR AFFORDABLE HOUSING (Paragraph 3)

Members were advised of a potential site for affordable housing in St Ives which Cornwall Council were considering pursuing and had sought the views of the Town Council.

RESOLVED – to respond to Cornwall Council with the initial views on the site as agreed at the meeting and to request information on all Cornwall Council owned land in the parish which could be used for affordable housing.

Meeting closed at 9.20 pm

Chairman

St Ives Town Council

Planning Schedule for meeting date: 22 July 2010

<i>Ref. No.</i>	<i>CC Ref.</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	<i>Observations</i>
694	PA10/03409	Existing Car Park 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. Overdevelopment and out of keeping with the character of the area. Request that this be called to committee if officer is minded to approve.
723	PA10/03780	2 Bay Villa, St Ives Road, Carbis Bay <i>(Mr N Blewett)</i>	Construction of two storey rear extension to form two additional self contained units	Strong objection. Overdevelopment (scale and bulk), unneighbourly (loss of light, overlooking and overbearing). Overbearing would have significant impact on existing properties. Concerns at reports of risk of subsidence and request that this be looked into. Request that this be called to committee if officer recommends support.
690	10-0390	Buen-Ayre, Treloyhan Park Road, St Ives <i>(Mr C Burnett)</i>	Construction of single storey extension	Application supported, provided not unneighbourly.
691	PA10/03164	Sarina, Wheal Venture Road, St Ives <i>(Mr S Patterson)</i>	Construction of extension and alterations to levels of rear garden	Application supported.
692	PA10/03231	48 Trelawney Avenue, St Ives <i>(Mr C Ward)</i>	Formation of off street parking to front garden area	Application supported provided that a dropped kerb is included.
693	PA10/03470	Harbour Slipway, St Ives Harbour <i>(Cornwall Council)</i>	Installation of solid granite wave return structure, installation of 3 timber posts and chains to control parking	Support the wave return structure but object to post and chains in view of risk of trips and falls and impact on other legitimate users of the slipway – request that an alternative means of parking control be sought.
695	10-0438	16 Penwith Road, St Ives <i>(Mrs Perkin)</i>	Construction of 2 storey extension	Application supported.
696	PA10/03071	35-37 Fore Street, St Ives <i>(Pizza Express)</i>	Installation of new shop front	Application supported.
697	PA10/03073	35-37 Fore Street, St Ives <i>(Pizza Express)</i>	Display of advertisement sign	Objection – out of keeping with character of the area and request a design more in keeping, refer to the Penwith Shopfront Guide.

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698	PA10/03074	6 Estuary View, Lelant <i>(Mr &amp; Mrs Riva-Denera)</i>	Change of use and conversion of garage to annexe and construction of rear extension	Application supported, provided that it remains ancillary to the main dwelling.
699	PA10/03077	Tremedda, Wheal Venture Road, St Ives <i>(Mr D Vallender)</i>	Felling of Macrocarpas	Strong objection. Trees are a significant visual amenity and no justifiable reason given for felling.
700	PA10/03088	14 Channel View, St Ives <i>(Mr &amp; Mrs S Kersting)</i>	Construction of replacement dormers on front and rear elevations	Application supported.
701	PA10/03093	The Flat, Burnley, Clodgy View, St Ives <i>(Mr S Trevorrow)</i>	Construction of pitched roof and associated works	Application supported.
702	PA10/03400	3 The Mariners, Norway Square, St Ives <i>(Mr Ottignon)</i>	Installation of velux	Application supported, provided design is acceptable in the Conservation Area.
703	PA10/03497	1 Mount Zion, St Ives <i>(Mr &amp; Mrs Phillips)</i>	Retention of existing flat and external alterations	Application supported, provided that the windows are of a traditional design and in keeping with the existing building (two panel design preferred). Request that the windows be wood framed.
704	PA10/03506	Bosmorva, Vicarage Lane, Lelant <i>(Mr R Modell)</i>	Crown reduction of 1 Sycamore and 1 Conifer	Withdrawn
705	10-0418	Pendragon, Station Hill, Lelant <i>(Dr M Phillips)</i>	Replacement of 5 external windows & 1 external door	Application supported.
706	PA10/03057	Corva Farm, St Ives <i>(Mrs D Trevorrow)</i>	Change of use and conversion of workshop to dwelling	Application supported, provided that the workshop was not originally granted for specific agricultural use/S.106 agreement.
707	PA10/03096	The Flamingo Club, Towednack Road, St Ives <i>(MIP Ltd)</i>	Demolition of existing building & construction of 14 holiday units & 7 open market dwellings with associated parking and amenity facilities	Objection to the principle of holiday homes and call for the site to be used instead for affordable housing for sale/rent. Question the use of planning policies which give precedence to holiday rather than affordable provision. If the development goes ahead, then seven units should be affordable, and for a footpath to be included (on road to Consols). Request that this be called to committee if officer recommends approval.

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708	PA10/03175	Flat 25 Piazza, Back Road West, St Ives <i>(Mr N Schofield)</i>	Installation of replacement windows	Application supported, provided that the design replicates the existing.
709	PA10/03431	34, 36 & 38 Ros Lyn, Carbis Bay <i>(Mr M Maddern)</i>	Construction of extensions to numbers 34, 36 & 38 and construction of garage to number 38	Objection, overdevelopment, overbearing, unneighbourly, out of keeping with character of area and loss of amenity due to parking in gardens.
710	PA10/03444	11 Estuary View, Lelant <i>(Mr M Price)</i>	Construction of extension and internal alterations to dwelling	Application supported, provided not unneighbourly and that it be ancillary to main dwelling.
711	PA10/03513	Stonecrop Cottage, St Ives Road, Carbis Bay <i>(Ms G Richards)</i>	Construction of two storey extension	Application supported, provided not overbearing or unneighbourly.
712	PA10/03516	6 Spernen Close, Carbis Bay <i>(Mr AWilliams)</i>	Construction of ground floor extensions, first floor extension and associated works to provide additional living accommodation	Not considered – amended plans considered later in the meeting.
713	PA10/03604	Treloyahn Manor Hotel, Trelyon, St Ives <i>(Mr K Lynch)</i>	Various tree works	Application supported, provided approved by the Tree Officer.
714	PA10/03660	Chy An Albany Hotel, Albany Terrace, St Ives <i>(Mr R Holgate)</i>	Extension of time limit of new apartment building and dwellings, parking layout and associated hotel access facilities with undercroft forming staff accommodation and grey water storage planning ref 07/P/0714	Application supported.
715	PA10/03699	Careless Whisper, Station Hill, Lelant <i>(Mr G Kay)</i>	Change of use, extension and conversion of outbuilding to form dwelling.	Objection. Not considered suitable for dwelling use.
716	PA10/03450	38 The Wharf, St Ives <i>(Mr &amp; Mrs B Trevorrow)</i>	Creation of additional accommodation in roof space incorporating construction of balconies and installation of French doors on front elevation.	Application supported.

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717	PA10/03495	59 Fore Street, St Ives <i>(Miss V Barber)</i>	Proposed refurbishment of derelict property and minor alterations	Application supported.
718	PA10/03675	Tre Car, Alexandra Road, St Ives <i>(Mr L Holland)</i>	Retention of conversion of dwelling into three self contained units, removal of garages and replacement with new utility area	Objection. Considered substandard. Three units are too many, concern at highways issues. Request that this is called to committee if officer is minded to approve.
719	PA10/03728	Chy-An-Porth, The Terrace, St Ives <i>(Porthia Properties)</i>	Alterations to apartment building	Application supported.
720	PA10/03742	The Mustard Tree, St Ives Road, Carbis Bay <i>(Mr &amp; Mrs J Hammond)</i>	Construction of extension to provide additional bedrooms, construction of bay and installation of solar panels	Application supported and suggest that in future manufacturer's details are given for solar panels to give a better indication of what the proposed panels will look like.
721	PA10/03786	The Meadows, Porthmeor Beach, St Ives <i>(Mr Marshall &amp; Mr Deshayes)</i>	Construction of two storey extension, balcony and associated works (Amended design 10-0335)	Application supported, provided not unneighbourly (overlooking)
722	PA10/03516	6 Spernen Close, Carbis Bay <i>(Mr A Williams)</i>	Construction of ground floor extensions, first floor extension and associated works to provide additional living accommodation	Application supported, provided not unneighbourly.