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Minutes of the Extraordinary Meeting of St Ives Town Council held in the Council Chamber, The Guildhall, St Ives on Tuesday 3 March 2015 at 7.00pm

PRESENT

Chairman – Councillor L Taylor (Town Mayor)
Vice-Chairman – Councillor T Williams (Deputy Town Mayor)

COUNCILLORS

Andrewes T	Mitchell A
Armstrong M	Nicholls C
Chard C	Parsons A
Garrod H	Symons J
Glanville R	Tulley R
Lait R	

OFFICERS

Town Clerk
Assistant Town Clerk
Neighbourhood Plan Officer

180. APOLOGIES FOR ABSENCE – were received from Councillors J Tanner and S Tanner.

CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed all those present to the meeting, noting the good level of attendance of both councillors and the public. It was noted that this was a formal meeting of the Council and so the usual procedure would be followed.

181. PUBLIC SPEAKING

Des Hosken noted his work with the Carbis Bay group CLOUT and fully endorsed the principle of development of a Neighbourhood Plan for the St Ives Bay area, noting the added protection it will give to local planning policies.

Kevin Mantle spoke to raise his concerns at elements of the Neighbourhood Plan process, including concerns that the consultation should have included significant land owners, noting the lack of consultation with the Treloyhan estate which had only recently been addressed when he had been able to meet with the Neighbourhood Plan Officer and the Chairman of the Steering Group.

182. DECLARATIONS OF INTERESTS

Councillor Lait declared an Interest in Minute 186 (Community Asset Transfer) as the town council representative on the St Ives Archive Trust, and withdrew from the meeting during consideration of this item.

183. REQUESTS FOR DISPENSATION

None.

184. CONSIDERATION OF PRE-SUBMISSION VERSION OF THE ST IVES AREA NEIGHBOURHOOD DEVELOPMENT PLAN, FOR SUBMISSION TO CORNWALL COUNCIL

The NP Officer presented the report, highlighting the three rounds of public consultation, and the fact that the St Ives Area Neighbourhood Plan was widely regarded as an example of extensive local involvement and consultation. She referred to the copy of the report circulated prior to the meeting, with the supporting information setting out the clarification to questions raised at the informal meeting of the Council held on 17 February.

Members were advised that if the plan were to be approved as the submission version at this meeting, the next steps would be:

Submission to Cornwall Council

Cornwall Council to carry out legal conformity checks

Cornwall Council to carry out a 6 week consultation

Likely some further revisions / amendments in response to matters raised through Cornwall Council's process

Independent Examination

Referendum

It was recommended by the Neighbourhood Plan Steering Group that the Neighbourhood Plan be approved for submission to Cornwall Council at this stage in order that the next stages of the process may be implemented.

During discussion the following points were raised:

- Advice followed in response to the letter presented at the informal meeting of the council, from Christian Guild Holidays (that proper consultation processes had been followed)
- A question about the different designations for land at Treloyhan and Tregenna on Map 8 (open spaces), with the answer being that the map had been drafted based on previous Penwith District Council designations
- Map 8 - Significant area at back of Porthrepta beach – SSSI area is owned by the golf club – they have permission for holes to be located, with conditions.
- The neighbourhood plan process had been time and labour intensive and so it was a huge achievement that this stage had been reached – a huge effort particularly by the

- community volunteers involved.
- Thorough consultation had been carried out and the level of response had been of a level to justify the proposals put forward.
 - Noted the principle residence policy which aimed to ensure that new dwellings should be built for permanent living rather than holiday use.
 - The proposer for approving the plan requested an amendment to Policy OS1 – county and national designations for landscape areas. – add ‘and county wildlife site’.
 - Gratitude to all those involved in the process, noting the considerable effort in producing the document.
 - Whilst not perfect, the plan had reached the stage where it should be put forward for examination and referendum – any further revisions could form the basis of future reviews
 - The plan would not stop development but would help to shape it in the future
 - Questioned the allocation of sites, whether developers had been consulted, the mix of housing in a development
 - Questioned whether there was affordable housing provision for Lelant (covered by Policy H4)
 - Questioned the justification for the allocation of development areas
 - Members were advised that Lelant and Halsetown did not fall within the St Ives and Carbis Bay housing target area and so the Steering Group had not been in a position to allocate land in Lelant.
 - Seen as essential to bring the plan to referendum stage as soon as possible to bring in local planning policy protection for the St Ives area
 - Need to be very proud that the volunteers have put in two years of work and effort to make the plan the best it can be at this stage.
 - Concerns raised at transport and traffic, and whether policies would lead to a reduction in these
 - Whether new Government policies would affect the plan
 - Noted that once adopted, neighbourhood plans help councillors and planning officers to make informed decisions.

The Mayor thanked all the community volunteers involved, the Neighbourhood Plan Officer and all the town councillors who had given their time. She noted that it was quite a momentous decision for the town and the wider St Ives area. In listening to the community the town council was able to make a difference into how the community would be formed over the coming years. Need to now take the opportunity to fully engage the community to be in a position to make an informed vote.

RESOLVED - that the Pre-Submission Draft of the Neighbourhood Development Plan (incorporating any changes agreed at this meeting) be approved as the draft to be submitted to Cornwall Council for consultation, independent examination and referendum. The two agreed changes being - OS1 - County Wildlife Sites being included; and Map 8 - consistent treatment of Treloyhan Manor and Tregenna Castle hotel sites, such that the open space designation of Treloyhan also applies to Tregenna Castle.

185. EXCLUSION OF PRESS AND PUBLIC

RESOLVED – “that in accordance with the Public Bodies (Admissions to Meeting) 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 against the item.”

186. BUSINESS PLAN FOR COMMUNITY ASSET TRANSFER (Paragraph 3)

Councillor Lait declared an interest in this item as the town council representative on the St Ives Archive Centre and withdrew from the meeting during consideration of this item.

The Clerk presented the report, noting that this item had been deferred from the meeting of the Council last week to enable Councillors time to fully consider the business case. During discussion the following points were considered:

- Lease term
- Expectation that the building uses would enable it to at least break even – not to be a burden to the town council
- Noted that the open day and publicity had already led to a greater number of enquiries and interest from potential hirers. A local point of contact and willingness to book out the space would help to determine the potential use.
- Likely mix of classes, private hires, community events. Good kitchen facilities and scope for range of events.
- Potential too for film shows
- A community facility that the town council had the opportunity to retain for community use – a prominent building in a prominent location.
- Consideration of whether a full structural survey was needed
- An update on discussions with existing and potential tenants
- An update on the survey work carried out to date
- Business plan – needs to show income against expenditure. Need to establish levels of charges.
- Potential that the council may have to subsidise, but will be a community asset. The plan and expectation is that the building would be financially sustainable.

RESOLVED – that

1. A full structural survey be commissioned on the Island Centre prior to agreement of lease (funded from devolution budget), delegated to the Clerk in consultation with the Chairman of the Devolution Panel;
2. The business plan for the transfer of the Island Centre be approved, accepting that it is a work in progress and will be subject to further refinements; and
3. On the basis set out in the business plan, to resolve that the town council will accept the community asset transfer of the Island Centre, with any remaining negotiations on final details be to delegated to the Clerk in consultation with the Mayor, Chairman of Resources Committee and Chairman of the Devolution Panel.

Extraordinary Council

3 March 2015

Meeting closed at 9.29 pm

Chairman

Website draft