

Minutes of the Meeting of the Planning Committee, St Ives Town Council held via Zoom technology on Thursday 4<sup>th</sup> February 2021 at 7.00pm.

PRESENT

Chairman – Councillor Lait R  
Vice-Chairman – Councillor Messenger K

COUNCILLORS

Burton P	Tanner J
Harris T	Tanner S
Mitchell A	Wells J
Nicholls C	Williams T
Rogers L	

OFFICERS

Administrative Assistant

IN ATTENDANCE

P.61 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Symons.

P.62 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Notes of the meeting of the Committee held on 7<sup>th</sup> January and the Extraordinary meeting of the Committee held on the 13<sup>th</sup> January 2021.

P.63 DECLARATIONS OF INTEREST

Item No. 3987 – PA20/10872 – 1 Rose Villa, Lelant

Councillor Harris declared an interest in this application, as a friend of the applicant, and withdrew from the meeting during discussion.

Item No.3989 – PA20/10905 – Garage adjacent to Barnoon Car Park, St Ives

Councillor S Tanner declared an interest in this application, as a friend of the applicant, and withdrew from the meeting during discussion.

Item No. – 4003 – PA21/00080 – Smeatons Pier, Quay Street, St Ives

Councillor S Tanner and Councillor J Tanner declared an interest in the application, as a family member is a fisherman operating from Smeatons Pier and withdrew from the meeting during discussion.

P.64 PUBLIC SPEAKING

Item No. 3979 – PA20/1446 – Piggery, West Worvas Counthouse, Halsetown

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One speaker in support of the application.

### P.65 PLANNING APPLICATIONS

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.66 NEIGHBOURHOOD DEVELOPMENT PLAN AND ACTION PLAN – UPDATE

None

### P.67 ITEMS FOR DECISION

None.

### P.68 ITEMS FOR INFORMATION

#### CLIMATE EMERGENCY DEVELOPMENT PLAN DOCUMENT – PROPOSED RENEWABLE ENERGY AND SUSTAINABLE CONSTRUCTION POLICIES AND EVIDENCE

The Town Clerk, Planning Committee Chairman and Community and Environment Chairman met recently to compose a response to this document. The Town Clerk subsequently submitted the response.

#### OCEAN VIEW, FORMERLY KNOWN AS THE COTTAGE HOTEL

Councillors were asked for their opinions with regards to the changes made to proposals, as an alternative to the agent holding a pre-application meeting. The addition of a fifth floor was considered questionable by the Committee Chair, Councillor Lait. Any further comments were asked to be sent through to Councillor Lait who would compile a response.

### P.69 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

Meeting closed at 9.08pm

Chairman

## **Planning Minutes**

St Ives Town Council  
 Planning Schedule for meeting dated 4<sup>th</sup> February 2021

Item	CC Ref	Address	Proposals	Observations
3979	PA20/1 1446	Piggery, West of Worvas Counthouse, Halsetown (R Thomas)	Conversion of former piggery to form a residential dwelling.	Application supported in principle, but reservations with regards to the size of the windows (potential for light pollution) and the use of plastic materials in a rural setting.
3980	PA20/1 0703	2B, Bedford Road, St Ives (S Anderson)	Certificate of lawfulness for the entire properties continued use as a residential dwelling house.	Support Case Officer's comments. This should be a change of use application.
3981	PA20/1 1491	Former Treloyhan Manor, Trelyon Avenue, St Ives (A Hayles)	NMA in relation to Decision Notice PA18/04155 dated 19.12.2018 (Plot 1)	<p>Strongest Possible Objection. Proposals are against the initial spirit of the development - granted as 'enabling' permission. Overall the proposed changes to the plan are not non-material.</p> <p>Request to be called to committee should the Case Officer be minded to approve.</p> <p>A legal interpretation of the validity of the development is to be sought from Louise Wood, Service Director for Planning – who will be written to as a matter of urgency.</p> <p>Members also raised concerns about the possible further felling of trees on the site. The Enforcement Team will be contacted to check on the progress of the requested Site Visit.</p>
3982	PA20/1 1268	Gull Cottage, 16 The Digey, St Ives (S Dodds & S Hopper)	Repairs, Refurbishment and Alterations to Grade II listed dwelling.	Application supported.
3983	PA20/1 1269	Gull Cottage, 16 The Digey, St Ives (S Dodds & S Hopper)	Listed Building Consent: Repairs, Refurbishment and Alterations to Grade II listed dwelling.	Application supported.
3984	PA20/1 1100	4 Mount Pleasant, Ayr Lane, St Ives (Mr & Mrs Hopkins)	Proposed loft conversion, roof alterations to the existing rear extension and associated works.	Application supported.

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3985	PA20/1 1414	18 Porthia Road, St Ives (M Miller)	Proposed 2 storey extension including a garage and associated works.	Supported in principle. However, this is too large a development for the site. In particular, the size of windows are considered to be unneighbourly – which would result in overlooking issues, especially from the upper floor.
3986	PA20/1 1503	The Lighthouse, Consols, St Ives (Mrs Roberts)	New external stair on west elevation of The Lighthouse.	Application supported provided not unneighbourly.
3987	PA20/1 0872	1 Rose Villa, Church Road, Lelant (J Baxter)	Demolish existing Cornish Wall/retaining wall and replace with new engineered retaining wall up to the boundary on the south side of the property.	Councillor Harris declared an interest in this item – as a friend of the applicant. He withdrew from the meeting during discussion.  Objection to the loss of the Cornish wall – an important part of the street scene in Lelant and the surrounding area. Members suggested that it should be repaired as a traditional Cornish hedge.
3988	PA21/0 0089	4 (Plot 4) Menhyr Park, Carbis Bay, St Ives (J Lloyd-Owen)	Non-material amendment in relation to Decision Notice PA18/02327 dated 25.09.2018.	Application supported.
3989	PA20/1 0905	Garage adjacent to Barnoon Car Park, St Ives (C Rowe)	Change of use from domestic garage to take away coffee and cake shop.	Councillor S Tanner declared an interest in this application and withdrew from the meeting during discussion.  Application supported. Members added that the use of natural materials for the serving hatch would be preferred.
3990	PA20/1 0959	Land Adj To Trenwith Vean, Trenwith Lane, St Ives (M Barrett)	Certificate of lawfulness for existing use: Lawful Commencement of Works for New Dwelling Relating to PA17/08680.	Comments deferred pending further information.
3991	PA20/1 1394	The Old Mushroom Farm, Access Track To Halsetown Farm, Halsetown (St Ives Mushrooms Ltd)	The proposed demolition of the existing light industrial building and the erection of a replacement light industrial building with variation of condition 2 in relation to decision notice PA18/08624 dated 25.10.2018.	No objection.
3992	PA21/0 0169	The Old Mushroom Farm, Access Track To Halsetown Farm,	Replacement roof covering from grey wet-laid natural slate to grey dry-laid	No objection.

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		Halsetown (St Ives Mushrooms Ltd)	natural slate and installation of rooflights.	
3993	PA21/0 0041	Low Tide, Mount Zion, St Ives (J Driscoll)	Proposed Replacement French Doors to Juliet Balconies on South Elevation and associated works.	Objection. Natural materials should be used.
3994	PA21/0 0001	Fauna Studio, Mount Zion, St Ives (M Lang)	Maintenance and repair of building including replacing current roof with a warm roof and roof windows and replacement of front window.	Application supported. Welcome the use of environmentally friendly materials.
3995	PA21/0 0028	St Eia House, Market Place, St Ives (J Johnson)	Alterations to shop front with signage and associated works.	Strongest possible objection. Request to be called to committee should the Case Officer be minded to approve.  Loss of character of an interesting shop front. The proposed design and use of black UPVC is out of keeping and detrimental to the street scene in the Conservation Area. The overall design including the size of the signage fails to comply with guidance in the Shop Front Design Guide.
3996	PA21/0 0042	14 Lelant Meadows, Lelant (Lewis)	Multiple works.	Application supported subject to Tree Officers report.
3997	PA21/0 0120	Talwyn, Vicarage Lane, Lelant (D Harris)	Replacement windows to bay in white UPVC.	Application supported. Members highlight that the use of natural materials is generally the preferred option, but in this instance – as half the works are already completed in UPVC – to change materials at this stage would look out of place.
3998	PA21/0 0243	6 Belyars Court, St Ives (Mr& Mrs Barnes)	Single storey extension to north elevation providing new entrance lobby and kitchen extension. Replacement of tile hanging with fibre cement cladding board.	No objection.
3999	PA21/0 0142	Oystercatcher, St Ives Road, Carbis Bay (Mr D Askew FDC Lifestyles Ltd)	Conversion of Property from C1 (B&B) to C3 usage (Residential - Holiday Let).	Objection. The town does not require any more holiday lets. The Neighbourhood Development Plan (Policy LED8) supports ‘catered’ holiday accommodation rather than self-catering.

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4000	PA20/1 1455	35-37 Fore Street, St Ives (Hux Norman Loungers Ltd)	Alterations to existing shop front an installation of new signage.	Strongest Possible Objection. Request to be called to committee should the Case Officer be minded to approve.  The design is out of keeping with the character of the town and will have a detrimental impact on the street scene in the Conservation Area. The canopy and fascia is overpowering and the use of bi-folding doors inappropriate.
4001	PA20/1 1456	35-37 Fore Street, St Ives (Hux Norman Loungers Ltd)	Advert Consent – Installation of new fascia signs and 1 no. Menu Board.	As above.
4002	PA21/0 0476	Trewartha Folly, Laity Lane, Carbis Bay  (Griggi)	NMA in relation to Decision Notice PA20/02226 dated 15.06.20.	No objection – minor amendment only. Members note the poor quality of plans online.
4003	PA21/0 0080	Smeatons Pier, Quay Street, St Ives  (Maritime Section, Cornwall Council)	Listed Building Consent: Alterations to Smeaton's Pier comprising of an extension to the fisherman's stores to enable an existing store to be converted to a fish shop, new enclosure for waste storage and a new crane.	Councillor S Tanner and Councillor J Tanner declared an interest in this application, as a family member is a local fisherman, and withdrew from the meeting during discussion.  Application supported.
4004	PA21/0 0470	16 Bowling Green Terrace, St Ives (Mr Birnie)	Proposed dormer windows.	Objection. The dormers are out of proportion.
4005	PA21/0 0626	Birdies, Griggs Quay, Hayle (Dom Wells)	Single storey extension to bistro with non-compliance of condition 2 in relation to decision notice PA20/06921.	Application supported.
4006	PA20/1 1523	1 Penwith Road, St Ives (Mr Sumray)	Demolition of single-storey Side Extension and Sub-division of plot to create new Dwelling Plot.	Application supported in principle, as long as the plot is big enough to allow adequate amenity space for both dwellings.
4007	PA21/0 0440	Hawkes View, Pannier Lane, Carbis Bay (Mr & Mrs Cooper)	Replacement dwelling with associated landscaping.	Objection. Overbearing and out of keeping with dominating layers of roofing. Detrimental to the street scene and has potential to be unneighbourly.
4008	PA21/0 0514	Lighthouse View, 3A Fuggoe Croft, Carbis Bay  (S Cooling)	First floor side extension.	No objection.

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4009	PA21/0 0385	Whites Old Workshops, Porthmeor Road St Ives (Mr Adam Burdett S50 Leicester Limited)	Replacement Roof Covering(s) and Associated Works.	Members did raise concerns over the nailing of slate – wet laid being the preferred option. However, no objection – should the Historic Officer be minded to approve.
4010	PA21/0 0386	Whites Old Workshops, Porthmeor Road, St Ives (Mr Adam Burdett S50 Leicester Limited)	Listed Building Consent: Replacement Roof Covering (s) and Associated Works.	As above.
4011	PA21/0 0545	6 Trendreath Close, Lelant (D Bell)	T1 Ash Semi-mature, reduce crown by approx. 25/30% and remove selected low limbs.	Application supported subject to the Tree Officer's approval.
4012	PA21/0 0671	10 Riviera Apartments, Boskerris Road, Carbis Bay (A Brown)	Various tree works.	Application withdrawn as decided not to make TPO.