

Minutes of the Meeting of the Planning Committee, St Ives Town Council held via Zoom technology on Thursday 7<sup>th</sup> January 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

OFFICERS

Administrative Assistant

IN ATTENDANCE

P.49 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Symons.

P.50 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Notes of the meeting of the Committee held on 3<sup>rd</sup> December 2020.

P.51 DECLARATIONS OF INTEREST

Item No. 3969 – PA20/09952 – Tamruan, 2 Riverside, Lelant

## Planning Minutes

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

Item No. 3966 – PA20/10933 – 7 Poldhu Close, Carbis Bay

Councillor Joan Tanner and Councillor Suzanne Tanner declared an interest in this application, for personal reasons. Both Councillors withdrew from the meeting during discussions.

### P.52 PUBLIC SPEAKING

PA20/09726 – Little Hendra, Boskerris Road, Carbis Bay  
One speaker objecting to the application.

PA20/10530 – The Belmont, 5 The Terrace, St Ives  
One speaker in support of the application.

### P.53 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.54 NEIGHBOURHOOD DEVELOPMENT PLAN AND ACTION PLAN – UPDATE

Councillor Lait informed Members that meetings of the Review Group are on hold at the moment – awaiting the outcome of the Government's new planning policies after the recent consultations.

### P.55 ITEMS FOR DECISION

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

This consultation will also be discussed at the next meeting of the Community and Environment Committee on 21<sup>st</sup> January 2021. Responses, individual or collective, are to be submitted by 5<sup>th</sup>

## Planning Minutes

February 2021. Members are actively encouraged to pass comments to either Councillor Lait or Councillor Williams as soon as possible.

### P.56 ITEMS FOR INFORMATION

Councillor Lait informed Members of a recent appeal decision concerning the proposed demolition of existing block building and creation of an off-road parking space at 1 Trenwith Terrace, St Ives. The appeal is allowed, and planning permission is granted.

Members were made aware that the Enforcement Team were currently investigating the alleged unauthorised change of use from shoe shop to Taxis office. An update would be made available as soon as possible.

### P.57 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

Meeting closed at 8.57pm

Chairman

## Planning Minutes

## Appendix A

St Ives Town Council

Planning Schedule for meeting dated 7<sup>th</sup> January 2021

Item	CC Ref	Address	Proposals	Observations
3947	PA20/09726	Little Hendra, Boskerris Road, Carbis Bay  (St Clements Hill Ltd)	The development proposed is demolition of existing dwelling and redevelopment of the site to provide 7no. new dwellings and 1no. replacement dwelling not in compliance with Condition 2 attached to the Planning Permission APP/D0840/W/19/3232355 (PA18/07686)	<b>Strongest possible objection.</b>  Detrimental impact on the visual and residential amenity. Overdevelopment of the site. Contrary to NDP GD1, BE12 and BE17.  <b>Request to be called to committee should Case Officer be minded to approve.</b>
3967	PA20/10530	The Belmont, 5 The Terrace, St Ives  (Mr and Mrs Newland)	Certificate of lawfulness for existing use as a dwelling Use Class C3	Application supported.
3948	PA20/09960	Tregenna Castle Hotel, Access to Tregenna Castle, St Ives  (Tregenna Caste Hotel)	Revised designs for toilet block extension to Tregenna Castle Hotel (revisions to approval ref.03/H/0154)	Application supported.
3949	PA20/09961	Tregenna Castle Hotel, Access to Tregenna Castle, St Ives  (Tregenna Caste Hotel)	Listed Building Consent: Revised designs for toilet block extension to Tregenna Castle Hotel (revisions to approval ref.03/H/0154)	Application supported.
3950	PA20/10772	Tregenna Castle Hotel, Access to Tregenna Castle, St Ives  (Tregenna Caste Hotel)	Demolition of existing entrance lobby at rear of hotel and construction of new replacement lobby.	Application supported.
3951	PA20/10773	Tregenna Castle Hotel, Access to Tregenna Castle, St Ives  (Tregenna Caste Hotel)	Listed Building consent for demolition of existing entrance lobby at rear of hotel and construction of new replacement lobby.	Application supported.
3952	PA20/10049	Pentreath, Bullans Lane, St Ives  (W Bray)	Proposed single storey side and rear extensions with decking and associated	Application supported, providing not unneighbourly. The use of natural materials is preferable.

## Planning Minutes

			works.	
3953	PA20/1 0122	Moor View, Consols, St Ives (J Richardson)	Application for tree works subject to a Tree Preservation Order: Fell two pine trees (numbered 2 and 3), removal of branches from tree 1.	Members noted the briefness of the Tree Report. However, the application is supported, subject to a site visit from the Tree Officer.
3954	PA20/1 0248	Higher Bussow Farm, Towednack Road, St Ives (Mr and Mrs K Lane)	Agricultural Building.	No objection, as long as the County Land Agent agrees that the building is required.
3955	PA20/1 0388	Withen Farm, Trenance, Lower Lelant (K Matthews and H Rogers)	New front porch.	Application supported.
3956	PA20/1 0480	Palemon Best Recreation Ground, Penbeagle Lane, St Ives (St Ives Town Council)	Alterations and improvements to an existing public skate park (amended design PA20/07730) including lighting.	As the Town Council is owner of the land and the applicant, the Committee are resolved not to make a decision on this application. However, Members would like noted their appreciation of the overwhelming and dedicated community effort involved in this project.
3957	PA20/1 0370	Prae Cottage, Vicarage Lane, Lelant (Mr and Mrs White)	Construction of Replacement Extension, External Alterations and associated works.	No objection – agree with the views of the Case Officer.
3958	PA20/1 0059	Shoreline, The Friendship, Mount Zion, St Ives (Mr Dinham and Ms K Fox)	Replacement of window with pair of doors and lengthening of existing balcony.	Application supported.
3959	PA20/1 0497	Rock House, Carncrows Road, St Ives (S Sivyer)	NMA in relation to Decision Notice PA15/09838 dated 26.01.2016	Members support the Case Officer’s view that proposed changes are greater than an NMA.
3960	PA20/0 9527	The Upper Deck, Fish Sreet, St Ives (Mr Symons – Sloop Inn)	Proposed new openings to the Upper Deck.	Application supported.
3961	PA20/1 0456	Pebbles, Pannier Lane, Carbis Bay (Mr and Mrs Bonnefoy)	Construction of side extension, small swimming pool, greenhouse,	Objection. Overdevelopment. Unneighbourly and out of character – particularly pitched roof structure with seam zinc cladding.

## Planning Minutes

			replacement roof covering, and associated works.	
3962	PA20/09880	Greensleeves, Wheal Whidden, Carbis Bay (D King)	Improvement of roof, replacement of tiles, installation of low-pitched roof over kitchen and balustrade around roof terrace.	No objection providing that the roof terrace is not unneighbourly. Members noted that the plans were very faint in quality and hard to view online.
3963	PA20/10038	7 Bahavella Drive, St Ives (M Macleod)	Erection of a car port, single storey rear extension and change of window sizes to rear and side of the dining/kitchen area (revised scheme of in relation to Decision Notice PA19/07023)	No objection.
3964	PA20/10668	Abeche, 3 Bahavella Drive, St Ives (Mr Pascoe and Miss Tanner)	Dormer windows and reinstation of side bay window.	Application supported.
3965	PA20/10348	33A Fore Street, St Ives (K Sorrell)	Refurbishment of timber sash windows to the front; replacement of uPVC windows to the rear with appropriate timber sliding sash windows; replacement of lower-ground floor fixed high-level frosted window with hinged, clear-glass sash window.	Application supported.
3966	PA20/10933	7 Poldhu Close, Carbis Bay, St Ives (Mr and Mrs C Stirling)	Front and rear dormer windows.	Councillor J Tanner and Councillor S Tanner declared an interest in this application and withdrew from the meeting during discussion.  No objection.
3968	PA20/09872	Land North East of Vounder Close, Trenwith Lane, St Ives (Bolitho Estate)	Reserved matters application (appearance, landscaping, layout and scale) for 6 dwellings following outline approval PA18/09020	Application supported.
3969	PA20/09952	Tamruan, 2 Riverside, Lelant (P Brennan)	Application for tree works within a Tree Preservation Area (T1) Horse Chestnut – Crown Reduction to reduce shading.	Councillor A Harris declared an interest in this application and withdrew from the meeting during discussion.  Application supported.
3970	PA20/08890	Westering, Beach Road (D White)	Proposed extensions and alterations.	Objection. Contrary to NDP GD1 and BE9. Unneighbourly proposal which will result in a detrimental impact on the street scene. The North West balcony looks directly into a neighbouring property's

## Planning Minutes

				bedroom. Inappropriate design and use of materials- out of keeping with surrounding properties and the character of the area. Too large a development in a sensitive area.
3971	PA20/1 0738	1 Skidden Gardens, Skidden Hill, St Ives (Mr Crompton)	External alterations, conversion of walled courtyard to create a breakfast room.	Objection. The balcony will be obtrusive and unneighbourly. The large window on the eastern elevation will affect the character of the property.
3972	PA20/1 0913	21 Bedford Road, St Ives (Mr Johnston)	Proposed dormer to rear.	Application supported.
3973	PA20/1 0612	Puffin Cottage, 8 Porthmeor Road, St Ives (C Darlington)	Listed Building Consent: Replacement scantle slating to roof and external walls of rear extension. Replacement of 2 windows to rear elevation. Internal refurbishment including replacement of kitchen and bathroom installation and other minor works.	Application supported.
3974	PA20/1 1023	The Old Vicarage, Flat 1, Street An Pol, (J Block)	T1 Beech – Light crown spread reduction and canopy raise – to give clearance from buildings and vehicles.	Application supported.
3975	PA20/0 8368	2 Wesley Place, St Ives (G Nikki)	Construction of New Dormer Windows	No objection.
3976	PA20/1 0750	Former Treloyhan Manor, Trelyon Avenue, St Ives (C Sparrow)	Reserved matters application for Appearance and Landscaping for Unit 16 following outline approval PA14/00811 dated 07.05.15 for restoration of Treloyhan Manor Hotel including extension to hotel, 5 self-catering units and enabling residential development for 16 plots in hotel grounds with non-compliance of condition 1 in relation to decision notice PA18/04170 dated 09.10.2018	No comment. Legal advice is sought from Cornwall Council as to the validity of the status of these planning applications now that the business has gone into administration.

## Planning Minutes

3977	PA20/1 0469	11 St Eia Street St Ives (Mr and Mrs Cook)	Listed Building Consent for installation of dormer windows and associated works.	Objection. Extensive dormers are overbearing and out of character.
------	----------------	---	--	--