

Minutes of the Meeting of the Planning Committee, St Ives Town Council held via Zoom technology on Thursday 22nd April 2021 at 7.00pm.

PRESENT

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

COUNCILLORS

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

OFFICERS

Administrative Assistant

IN ATTENDANCE

P.89 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Symons.

P.90 MINUTES

RESOLVED – that the Chairman signs as a true and correct record the Notes of the meeting of the Committee held on 25th March 2021.

P.91 DECLARATIONS OF INTEREST

None.

P.92 PUBLIC SPEAKING

Item No. 4046 – PA21/01576 – Ocean View, (formerly the Cottage Hotel)

One speaker in support of the application.

Item No. 4047 – PA21/02428 – The Firs, The Saltings, Lelant

One speaker objecting to the application.

One speaker in support of the application.

P.93 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.

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P.94 NEIGHBOURHOOD DEVELOPMENT PLAN AND ACTION PLAN – UPDATE

Councillor Lait declared that, although standing down as a Member of St Ives Town Council, she would still be involved with guiding the Neighbourhood Development Plan Review Group, until a new Councillor has been appointed to continue with this work.

P.95 ITEMS FOR DECISION

C700 – New Development Naming

Resolved - that the name choice be selected from those put forward by Brian and Margaret Stevens of St Ives Museum. Some names for consideration (in addition to Charlyn) are: 'Halwyn' (Two areas on the tithe map are listed as Moor which is Hal in Cornish), Trewyn, Venwyn and Bralyn.

The Administrative Assistant will contact the Construction Company with the proposed name choices.

Street Naming – Menhyr Park, Carbis Bay

Resolved - that St Ives Museum select an appropriate name for the development. The Administrative Assistant will liaise with Brian and Margaret Stevens, St Ives Museum.

P.96 ITEMS FOR INFORMATION

PAINTING OF ST IVES HARBOUR HOTEL

Members noted that St Ives Harbour Hotel was currently being painted grey. The Committees' preferred option was Cornish Cream, as discussed at the February Meeting.

CONSOLS DEVELOPMENT

Councillor Mitchell provided an update on this application, having spoken recently with the Case Officer, Chantal McLennan. Contrary to certain comments circulating on social media, Councillor Mitchell was reassured that refusal was still likely (even after the removal of the footpath/access alterations), due to the hugely detrimental impact on the landscape and the AONB. No new application has been submitted.

THANKS

Councillor Messenger, Vice-Chair of the Planning Committee, thanked Committee Chairman, Councillor Lait, for her great depth of knowledge, her eye for detail and for her dedication to the Planning Committee and Neighbourhood Development Plan. Thanks, were also extended to Councillor Tanner, again for her long and dedicated service and to Councillor Joan Symons – both who will be standing down this year, along with other committed Councillors – namely Councillor Williams, Councillor Nicholls and Councillor Burton. This was echoed by Councillor Mitchell and other Members of the Planning Committee

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

None.

Meeting closed at 8.37pm

Chairman

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St Ives Town Council
Planning Schedule for meeting dated 22nd April 2021.

Item	CC Ref	Address	Proposals	Observations
4046	PA21/01576	Ocean View (formerly The Cottage Hotel) Boskerris Road, Carbis Bay (Mr James Simpson Ocean View Carbis Bay Ltd)	Amendments to PA18/06012) Erection of 37 no. 2 and 3 bed apartments including the previously approved diversion of Public Right of Way No. 75(pending consideration).	Unanimous strong objection – Overdevelopment and overbearing. Proposed building will dominate the sensitive wooded landscape in the Carbis Valley. Detrimental to the vista from various viewpoints - contrary to NDP policy OS9. The extra floor of glazing raises concerns over light pollution. Far too low off-site contribution of £271,200 for affordable homes. Request that affordable homes be built on site. H2 Policy to apply. Limited parking.
4047	PA21/02428	Land East of the Firs, The Saltings, Lelant (Mr and Mrs Britten)	Permission in Principle: Construction of 1 dwelling.	Strongest Possible Objection – request for the application be called to Committee should the Case Officer be minded to approve. Detrimental to the local environment, which includes the SW coastal path. The extensive vegetation in the area is an inherent part of the distinctive character of the locality and should be preserved. The gardens form the unique setting for The Firs and the adjacent stone villas. Approval would set a dangerous precedent. Contrary to NDP policies GD1, BE14, OS7 and OS3.
4048	PA21/01700	Mellins House, Halsetown, St Ives (Mr and Mrs J Johnston)	Two storey extension.	No objection. Prefer use of natural materials rather than UPVC.
4049	PA21/01688	Former Treloyhan Manor, Trelyon Avenue, St Ives (M Vercesi)	Application for tree works: T622 Ash – Remove due to Chalara Ash Dieback. Replant with 1 Downy Birch, T627 Sycamore – Remove due to crown failure. Replant with 1 Downy Birch.	Application supported, providing Tree Officer approves. Members would like it noted that a follow up on replanting and regular maintenance is imperative.
4050	PA21/02482	Lower Vorvas Farm, Vorvas, Lelant	Detached garage with storage over.	No objection. Prefer use of natural materials rather than UPVC.

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		(G Stuart)		
4051	PA21/02791	Greensleeves, Carthew Close, St Ives (Mrs Hargreaves)	New Juliet Balconies and External Steps from 1 st floor down to Patio approved under PA20/03064, with new Bridge across Patio to existing upper garden.	Unanimous objection. Inappropriate design. Overdevelopment, unneighbourly and overlooking (from bridge).
4052	PA21/02494	11 Beach Road, St Ives (Mr and Mrs Wallace)	Side extension over existing garage, with balcony to the front elevation to match existing. New extended roof over in line with existing and finished in same material. To the rear a 1 st floor extension over an existing ground floor rear extension to form additional living accommodation.	Application supported.
4053	PA21/02917	5 Beach Road, St Ives (Mr and Mrs O Akkerman)	Rear first floor extension on top of part of existing approved ground floor extension and terrace (not built and approved under PA19/03622)	No objection. Please note that the clarity of the online plans was inadequate.
4054	PA21/02965	6 North Terrace, The Stennack, St Ives (Cornwall Pub Co Ltd)	Car parking space to front harden, with permeable paved surface.	<p>Strongest Possible Objection – unanimous. Request that the application be called to Committee should the Case Officer be minded to approve.</p> <p>Proposals could set a dangerous precedent. Members raised that there have been refusals on similar applications in the vicinity. It is on the main access road into town which raises major safety concerns and highways issues. Situated on not only a busy school route but is also a ‘crossing’ area for tourists walking and from the main car park.</p> <p>It would result in the loss of a green amenity space. Detrimental to the street scene.</p>
4055	PA21/03035	4 Ventnor Terrace, St Ives (Mr and Mrs P Eddy)	Loft conversion and dormers.	Application supported – this is the only property in the terrace that does not have a dormer.

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4056	PA21/02107	Usembli, Carthew Way, St Ives (Agenelli)	Demolition of existing dwelling and construction of a replacement three-bedroom family dwelling. New stone boundary wall to street and new access gate.	Strongest Possible Objection – unanimous. Request that the application be called to Committee should the Case Officer be minded to approve. Inappropriate contemporary design in a conventional streetscape. Totally out of keeping with surrounding pitched roof properties in Carthew Way. Unneighbourly to not only adjacent properties but also those below in Beach Road. Contrary to NDP Policies GD1 and BE10.
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