

Minutes of the Meeting of the Planning Committee, St Ives Town Council held via Zoom technology on Thursday 25th March 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	Williams T
Nicholls C	

OFFICERS

Town Clerk
Administrative Assistant

IN ATTENDANCE

Councillor Arthur and Councillor Dale.

P.80 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Symons.

P.81 MINUTES

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

P.82 DECLARATIONS OF INTEREST

Item No.4036 – PA21/01599 1, Ros Lyn, Carbis Bay

Councillor Rogers declared an interest in this application – as the applicant – and withdrew from the meeting during discussions.

P.83 PUBLIC SPEAKING

Item No. 4028 – PA21/02527 Carbis Bay Hotel, Beach Road, Carbis Bay

Two speakers spoke in objection to this application.

P.84 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.

Planning Minutes

P.85 NEIGHBOURHOOD DEVELOPMENT PLAN AND ACTION PLAN – UPDATE

None

P.86 ITEMS FOR DECISION

P.87 ITEMS FOR INFORMATION

CLIMATE EMERGENCY DEVELOPMENT PLAN – PRE-SUBMISSION DRAFT

Members noted that the 6-week consultation phase of the Pre-Submission Draft of the Climate Emergency Development Plan is taking place from 26th February up until the 16th of April 2021.

P.88 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

Meeting closed at 8.42pm

Chairman

St Ives Town Council

Planning Schedule for meeting dated 25th March 2021.

Item	CC Ref	Address	Proposals	Observations
4027	PA21/01128	Godrevy, Headland Road, Carbis Bay (Pia Cherry)	Replacing existing bay window with 2-storey bay window to front elevation, replacing roof and dormers, single storey extension to rear elevation. Cladding replaced with off-white ceramic tiling with light grey grout.	This application was withdrawn prior to the meeting.
4028	PA21/02527	Carbis Bay Hotel, Beach Road, Carbis Bay (S Baker, Carbis Bay Hotel)	Retention and completion of 3 no. single storey structures to provide 9 meeting rooms and access pathway.	<p>Strongest Possible Objection. Request for this retrospective application to be called to Committee should the Case Officer be minded to approve.</p> <p>Unacceptable and highly detrimental impact on the coastal footpath, the setting of the beach and the surrounding natural habitat.</p> <p>Request that the site is restored ecologically, and the concrete structures are removed. Temporary removable structures to serve the purpose of the summit would have been more appropriate.</p> <p>Strong concerns over the impact on the biodiversity in the area. The Ecological Surveys submitted with the application form are out of date – for example, the Badger Report is over five years old.</p> <p>Contrary to GD1, OS1, OS3, OS7 and OS9 of the NDP</p>
4029	PA21/01841	Land East of Carninney House, Carninney Lane, Carninney, Carbis Bay (Carninney Rise Ltd)	Detailed design of 30 residential units, including their appearance, landscaping, layout and scale. (Details following outline application PA15/05320 dated 08/01/16) with non-compliance with condition 1 in relation to Decision Notice PA17/07348 (Plot 4).	No objection, but the use of natural, sustainable material is preferred.
4030	PA20/11455	35-37 Fore Street, St Ives (Hux Norman)	Alterations to existing shopfront and installation of new signage.	Application supported. Members commented that it is refreshing to have observations adhered to and positive changes made as a

Planning Minutes

				response.
4031	PA21/0 0234	Telecommunications Site 1494295, St Ives Rugby Football Club, Alexandra Road, St Ives (N/A Cellnex and EE Ltd and Hutchinson 3G UK Ltd)	Removal of existing telecommunications mast and installation of new 20 metre mast including transfer of existing apparatus and ancillary works.	No objection.
4032	PA21/0 1105	Con A Morie, 10 Estuary View, Lelant, St Ives (Mr and Mrs D O’Sullivan)	Extension and alterations and detached garage. Cladding existing walls.	No objection, providing not unneighbourly.
4033	PA21/0 1652	4 Tyringham Place, Tyringham Road, Lelant (Marc Dewar MD Trees)	T1 Sycamore – Remove low limbs to reduce excess weight on weak unions- overall crown reduction to a maximum of 3m. T2 Ash - Overall crown reduction to a maximum of 3m.	Application withdrawn prior to meeting. Decided not to make a TPO.
4034	PA21/0 1110	Rock House, Carncrows Road, St Ives (Simon Sivyver)	Demolition and replacement of existing building with new dwelling with variation of condition 2 in respect of decision PA15/09838 dated 26/01/16.	No objection. These are minor changes. Agree with the comments from the Countryside Access Team– stating that the public footpath must remain open and accessible at all times.
4035	PA21/0 1305	Crock O Dumplins, 1 Porthmeor Road, St Ives (A Driscoll)	Re-design of previously approved application PA17/08237. Proposed rear dormer and proposed enlarged front dormer and associated works.	No objection.
4036	PA21/0 1599	1 Ros Lyn, Carbis Bay (Mr and Mrs Rogers)	Rear extension and replacement front porch to existing bungalow.	Councillor Rogers declared an interest in this application, as the owner of the property, and withdrew from the meeting during discussion. Application supported.
4037	PA21/0 1715	Eastleigh, Fore Street, Lelant (M Leighton)	Replacement windows and door in UPVC to front and side elevations.	Strongly object to the use of UPVC in a sensitive Conservation Area. Plastic is wholly unsustainable and should not be used. The installation of UPVC in nearby properties does not make it right to continue to do so.

Planning Minutes

4038	PA21/0 1626	Orchard Terrace, Trewidden Road, St Ives (R Fletcher Orchard Walls Ltd)	Demolition of existing dwelling, construction of one residential dwelling, four apartments, car parking and associated development with non- compliance of condition 2 in relation to decision notice PA20/00315.	Application supported. The retaining of the Cornish hedge is very much welcomed.
4039	PA21/0 1614	10 Virgin Street, St Ives (H Fitzgerald LIVEWEST)	Replacement roof covering.	No objection.
4040	PA21/0 1810	75 Back Road East, St Ives (Mr and Mrs Ford)	Replacement windows, doors, internal alterations and associated works.	Application supported.
4041	PA21/0 1811	75 Back Road East, St Ives (Mr and Mrs Ford)	Listed Building Consent: Replacement windows, doors, internal alterations and associated works.	Application supported.
4042	PA21/0 1579	Laity Lane, Carbis Bay (B Oates Virtual Construct Ltd)	Erection of 3no. detached dwellings and access road.	Application supported in principle. However, the design is very urban and inappropriate for the rural edge of Carbis Bay. Request that the design is revised, reflecting the surroundings. The excessive use of fencing is aesthetically detrimental to the area too. Contrary to NDP policies GD1 and BE16. Concerns regarding the access onto Laity Lane.
4043	PA21/0 1357	John Fowler Holiday Village, Lelant (Ollie Steer Fowler – John Fowler Holidays)	Proposed holiday lodges (78 no.) including bases, car parking, internal access road, drainage systems, including works to an existing watercourse and provision of attenuation pond, erection of bridges, landscaping plus all other associated infrastructure and development.	Strong Objection. Concerns over the loss of woodland in an area where it is a rare resource. Contrary to NDP policy OS3. Evidence requested to illustrate the ‘need’ for such a large amount of development in this ‘sensitive wooded area’.
4044	PA21/0 1928	The Loft, 18 Fish Street, St Ives (J Johnson)	Replacement of existing roof coverings, fascias, and a concealed steel lintel.	No objection.
4045	PA21/0 2016	Tregenna Castle Hotel, Access to Tregenna Castle, St Ives (Tregenna Castle Ltd)	Amendment to planning approval number PA19/06011 – seven residential apartments.	Application supported. Members stipulate that Policy H2 applies and ask for it to be noted that if the number of apartments is further increased to 11, affordable housing should be provided.

Planning Minutes