

Minutes of the Meeting of the Planning Committee, St Ives Town Council held on Thursday 16th September 2021 at 7.00pm.

PRESENT

Chairman – Councillor K Messenger
Vice-Chairman – Councillor A Mitchell

COUNCILLORS

Beveridge J
Hodson C

OFFICERS

Administrative Assistant

P.105 APOLOGIES FOR ABSENCE

Apologies were received from Councillor S Tanner, Councillor J Ryall, Councillor J Wells, Councillor L Arthur and Councillor R Bradford. Councillor S Hynes and Councillor K Arthur were not present.

P.106 RATIFICATION OF DELEGATED DECISIONS

RESOLVED – to ratify the schedule of planning comments, which were submitted to Cornwall Council Planning Authority on 2nd July, 12th July and 16th August – following consultation with members of the Planning Committee, Chairman and Vice-Chairman, in accordance with the adopted Emergency Scheme of Delegation during July and August 2021.

P.107 DECLARATIONS OF INTEREST

None.

P.108 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.109 NEIGHBOURHOOD DEVELOPMENT PLAN AND ACTION PLAN – UPDATE

None

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P.110 ITEMS FOR DECISION

NAMING OF LAND OFF LITTLE TREVARRACK, LAITY LANE, CARBIS BAY

Members once again considered suitable names for this new 3-house development - *Kew Leti* (Cornish for Laity Close) and *Bay View* (new suggestion submitted by the Developer). It was RESOLVED that *Kew Leti* was the preferred option. The Administrative Assistant will inform the Developer and the Cornwall Council Officer of Council+ors' preferences.

P.111 ST IVES PLANNING APPLICATIONS TO BE DETERMINED BY CORNWALL COUNCIL – WEST SUB-AREA PLANNING COMMITTEE

None.

Meeting closed at 7.50 pm

Chairman

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St Ives Town Council
 Planning Schedule for meeting dated 16th September 2021

Item	CC Ref	Address	Proposals	Observations
<i>Part A Applications with officer recommendations</i>				
4139	PA21/08695	Carbis Bay Holiday Park, Laity Lane, St Ives (Welshman Properties Ltd)	<p>NMA (1) to application no. PA15/10302 dated 29th September 2017 for a full application for 34 dwellings and associated works, namely, site layout and house type amendments.</p> <p>Reasons for Recommending Support</p> <ul style="list-style-type: none"> • This scheme already has the benefit of a detailed planning permission • Proposals are to amend the layout to accommodate the existing trunk water main which crosses the site • The full permission was supported by the Town Council 	Application supported.
4141	PA21/08083	4 Bahvella Drive, St Ives (Mr and Mrs Keightley)	<p>New Front porch.</p> <p>Reasons for Recommending Support</p> <ul style="list-style-type: none"> • The proposed design changes are simple • There are no objections • There are no impacts on neighbouring properties 	Application supported.
4142	PA21/07549	Greenfields, Belyars Lane, The Belyars, St Ives	Re-submission of expired approval PA18/04972 – proposed floor extension with terrace.	Application supported.

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			<p>Reasons for Recommending Support</p> <ul style="list-style-type: none"> This is a re-submission of a previous scheme which had the benefit of planning permission <p><i>The Town Council previously supported it</i></p>	
4143	PA21/07393	Land NNE of 2 Penbeagle Close, St Ives (Mr Parma)	<p>Redesign and re-submission of approved scheme PA18/04202 – Dwelling.</p> <p>Reasons for Recommending Support</p> <ul style="list-style-type: none"> The previous scheme had planning permission Changes are not significant There are no objections 	Application supported.
4144	PA21/07536	Bosorne, Porthrepta Road, Carbis Bay (Mr and Mrs Underwood)	<p>Rear extension and decking.</p> <p>Reasons for Recommending Support</p> <ul style="list-style-type: none"> The proposals have the same footprint. No objections online. 	Application supported.
4145	PA21/07940	Former The Cottage Hotel, Boskerris Rd, Carbis Bay	<p>Works to a Sycamore tree (T23) subject to a TPO – remove due to realignment of footpath as requested by Cornwall Council</p> <p>Reasons for Recommending Support</p> <ul style="list-style-type: none"> The Tree Officer approves of the proposed works <p>The removal is necessary to re-align the footpath</p>	Application supported.

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4146	PA21/0 8713	1 Church Close, Lelant, St Ives (Mr and Mrs Lawrence)	Single storey rear extension. Reasons for Requesting More information The application is not accompanied by adequate drawings to enable the Council to make constructive comments Request more information.	More information is requested. Observations to be deferred until adequate plans are submitted and an informed decision can be reached.
<i>Part B Applications without Recommendation</i>				
<i>Ref No.</i>	<i>CC Ref</i>	<i>Site (Applicant)</i>	<i>Proposal</i>	
4147	PA21/0 8403	3 Carncrows Street, St Ives	Replacement of 2 rear dormers with 1 larger dormer and small velux rooflight.	No objection. However, ridge tiles should be terracotta – not slate – as suggested by Historic Environment Planning Officer. As this is a Grade 2 listed building, Members question why a separate application for Listed Building Consent has not been received as yet.
4148	PA21/0 7448	The Gables, Trelyon Avenue, St Ives (Tregenna Castle Hotel Ltd)	Extension and alterations to existing 2 storey detached cottage.	No objection.
4149	PA21/0 7624	(Former) St Ives Archive Centre, St Andrews St, St Ives (Ian McLeod)	Conversion of existing building to a dwelling.	Objection - massive overdevelopment in the Conservation Area, within the setting of the Grade 1 listed Parish Church. H2 policy applicable. Contrary to GD1 and BE1.
4150	PA21/0 7324	Flat 1, Porthmeor Beach, Flats 9-14, Porthmeor Road, St Ives (K Fenton-Herring)	Listed building consent for internal alterations, repairs and window replacements.	No objection. However, it is important that the comments of the Conservation Area Officer are observed.
4151	PA21/0 7291	An Penty, Wheal Ayr Cottage, Wheal Ayr Court, St Ives (Mr Veal)	Construction of a dwelling.	Objection. Views of Members closely mirror those of the Case Officer. Significant concerns in respect of the bulk and scale of the proposals. Detrimental impact on the outlook of neighbouring properties.
4152	PA21/0 7575	The Lighthouse, Access to Wheal Virgin, Consols, St Ives (A	Proposed single storey rear extension with balcony above and associated	Application supported – providing not unneighbourly.

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		Roberts)	works.	
4153	PA21/07517	Little Tamarisk, Porthrepta Road, St Ives (L Chidgey)	Ground and first floor extensions and associated alterations.	Objection. Too large a development. Out of keeping with surrounding properties.
4154	PA21/08205	Land adj to Trenwith Vean, Trenwith Lane, St Ives (M Barrett)	Construction of a dwelling house and associated works with non-compliance of condition 3 in relation to Decision notice PA17/08680	Members request more information. Decision deferred until adequate information is available to view.
4155	PA21/08228	5 Street An Pol, St Ives (Miss Masters)	Listed building consent for a rear balcony.	<p>Objection - The application is contrary to NDP Policy. It is a listed building within the Conservation Area. The NDP policies in relation to the historic core state that:</p> <p>The use of balconies, except on the seaward facing elevations of seafront properties, or building elements inconsistent with the character of the area will not be supported. The proposal is not a seafront property, and this element would be inconsistent with the character of this area. The proposed material - structural glazing is modern in style and out of keeping, The submitted heritage statement does not support or provide justification for the proposal.</p>
4156	PA21/08331	Hawks Point Cottage, Hawks Point, Carbis Bay	Construction of garage with attached sunroom.	Agree with Case Officers comments. It is vital that proposals remain ancillary to main building, and it must not be let on a commercial basis.