

MINUTES OF THE PLANNING COMMITTEE MEETING – ST IVES TOWN COUNCIL HELD ON THE 30th OCTOBER 2025 AT 7PM, COUNCIL CHAMBER, ST IVES GUILDHALL

Present

Chair	Councillor K Messenger
Vice-Chair	Councillor Paul Viney
Councillors	

Hynes S	Mitchell A	Van Staeyen M
McNamee S	Rogers L	Wells J
Kennedy P (substitute)	Ryall J	

In Attendance

Town Clerk

228. **APOLOGIES FOR ABSENCE**

Councillor Fuller J

229. **MINUTES**

RESOLVED – that the Chair signs as a true and correct record the minutes of the meeting of the Committee held on 2nd October 2025.

230. **CHAIR'S ANNOUNCEMENTS**

Councillor Kennedy was not a member of the Committee. However from the Chair it was proposed that Councillor Kennedy substitute for Councillor Fuller.

The order of the part B applications would be amended to accommodate public speakers.

The Committee RESOLVED that Councillor Kennedy substitute for Councillor Fuller, in accordance with the adopted substitutions policy.

231. **DECLARATIONS OF COUNCILLOR/ OFFICER INTERESTS**

PA25/07351 Councillor Wells declared an interest on the grounds that they were a neighbour and had submitted an objection

The Committee declared an interest in PA25/06552 - Putting Green Beach Road St Ives Cornwall on the grounds that the Council was the applicant.

232. **REQUESTS FOR DISPENSATION**

Committee members requested a dispensation in relation to PA25/06552 - Putting Green Beach Road St Ives Cornwall on the basis that the meeting would otherwise not be quorate and the matter was in the public interest.

RESOLVED – that the Committee would debate the application and provide views but would not vote.

233. **PUBLIC SPEAKING**

PA25/05656 and PA25/07139 - Land Adjacent To Heatherbell Gardens Longstone Hill Carbis Bay - The agent spoke in favour of the application

PA25/06552 - Putting Green Beach Road St Ives Cornwall – the applicant spoke in favour of the application

234. PLANNING APPLICATIONS

The Committee considered applications under parts A and B of the agenda:

Part A: Applications with recommendations 5107 – 5114

Part B: Applications without recommendations 5115 – 5124

RESOLVED -

235. ITEMS FOR DECISION

Appeals – The Committee NOTED the following:

235.1 Appeal Notification: PA24/02915 Rivendell, St Ives

235.2 Appeal Allowed: PA24/06472 - PiP: Construction of 3 dwellings - Treloyan Cottage, Steeple Lane

235.3 PA25/07491: Land South Of Chy-an-Porth The Terrace St Ives

Applicant Mr Robert Lane RL Southern Ltd [Proposal Non-material amendment in relation to decision notice W1/08-1569 dated 10/12/2009 to allow an additional condition to be added to the consent listing the approved plans](#)

The Committee considered the application and RESOLVED to support it, on the grounds that it would enable an application for an amended design to be considered in detail at a future meeting of the committee.

236. DATE OF NEXT MEETING

11th December 2025

Meeting ended 20.00 pm

Planning Schedule for meeting date 30th October 2025, 7pm St Ives Guildhall

7.1. Part A Ref No. 5107 - 5114

PLEASE NOTE: These applications have been subject to consultation with the Chair of the Planning Committee and decisions are recommended to the Committee.

All applications are available on the Cornwall Council Portal – link here:

<https://www.cornwall.gov.uk/planning-and-building-control/planning-applications/online-planning-register/>

TC Ref.	Application Ref	Site & Applicant	Proposal ("ctrl click" on the description to view the application details in the planning portal)	Case Officer	Officer / Chair Recommendation
5107	PA25/07252	Tides Reach The Saltings Lelant St Ives Applicant Mr Miles Hamilton Cornwall Tree Services	Works to trees subject to a tree preservation order (TPO) Large Macrocarpa - removing some of the house side weight as picture 1 with Red Cross as preliminary risk reduction.	Lee Viner	Support, subject to the tree officer having no objection
5108	PA25/05569	87 Back Road East St Ives Cornwall TR26 1PF Applicant Mr David Hall	Listed Building Consent replace existing scantle slate to the rear (North facing) section of roof and 5 windows	Catherine Bray	Support, subject to the historic environment planning officer's recommendations being followed in full.
5109	PA25/07499	April Cottage Church Road Lelant St Ives Applicant Andrew Blandford	Proposal Works to trees subject to a Tree Preservation Order (TPO), works include TI Ornamental Cherry - Reduce height to 8m and spread to 4-5m from main trunk to reduce overdominance of garden and shading and blocking of TV signal.	Lee Viner	Support, subject to the tree officer having no objection
5110	PA25/07549	12 Estuary View Lelant St Ives Cornwall Applicant Dr Frances Fuller	Removal of limbs from Monterey Cypress overhanging footpath and neighbouring property. Full details in additional document	Lee Viner	Support, subject to the tree officer having no objection
5111	PA25/05978	243 And 231 Treva Croft St Ives Holiday Village Lelant St Ives Applicant Miss Kyley Harry	Proposal Extension of holiday occupancy from 10 months to all year round.	Catherine Bray	No objection

5112	PA25/07176	7 Poltreen Close Carbis Bay St Ives Cornwall Applicant Mr And Mrs W Bunn	Loft conversion, including raising the roof and dormer window	Catherine Bray	No objection, subject to the planning case officer being satisfied that there is no detrimental impact on the residential amenity of neighbouring properties.
5113	PA25/06982 PA25/06983	Serendipity 12A The Digey St Ives Cornwall Applicant Mr Keith Azopardi	Proposal Internal alterations and the replacement of the dormer window Listed Building Consent for internal alterations and the replacement of the dormer window	Catherine Bray	No objection, subject to the historic environment and planning case officer's recommendations being followed in full.
5114	PA25/07620	6 Rosewall Close St Ives Cornwall TR26 2GE Applicant Mr & Mrs Freemantle	Proposal Proposed single storey side extension	Catherine Bray	No objection, subject to the planning case officer being satisfied that there is no detrimental impact on the residential amenity of neighbouring properties.

7.2. PART B

Applications 5115 – 5124

Ref No.	CC Ref	Site (Applicant)	Proposal ("ctrl click" on the description to see the application details on the planning portal)	Case Officer	
5115	PA25/07351	1 Ivy Mount Fore Street Lelant St Ives Applicant Mr & Mrs Morris	Proposal Creation of Car Parking Space	Catherine Bray	<p>Strong Objection:</p> <p>The Council raise a strong objection to the application on two grounds. Firstly, it would result in a loss of an historic wall in the conservation area.</p> <p>Secondly, it would challenge the planning system's fundamental role in balancing private interests in land development against the wider public interest.</p> <p>The proposals would result in 4 public parking spaces being lost, which are of considerable public benefit to facilitate a single parking space for a holiday let. Public parking in the village centre is at</p>

					<p>a premium and, in particular these spaces support activities and the viability of the village hall. They enable vulnerable community members to access this important community amenity. Neither is there alternative public parking nearby, with on street parking in adjacent streets at capacity. In addition, this would not assist those with mobility issues accessing the hall on foot.</p> <p>It is disappointing that there are no comments from highway officers to assist the Council in assessing the risks (and potentially the cost of the proposals to the public purse). However, the Council is concerned that access and egress from the proposed space would cause an additional hazard on this busy highway.</p>
5116	PA25/07186	<p>Camberley Westward Road St Ives Cornwall</p> <p>Applicant Mr D Booth</p>	Proposal Proposed Extensions & External Alterations	Catherine Bray	<p>Conditional Support</p> <p>The Council has no objections in principle to the proposals and design, which reflect changes to the character of the wider street scene. There are some concerns about the scale and, in particular the roof ridge height. The submitted plans do not appear to include the datum height of the new ridge. However, given the concerns of neighbours, the new roof ridge height should be proportionate and not exceed those of adjacent properties.</p>
5117	PA25/07274	Morveren Beach Road St Ives Cornwall	Loft Conversion with Raised Front Ridge at Morveren	Lee Viner	<p>No objection</p> <p>The proposals result in a relatively modest increase to the roof height and</p>

		Applicant Mr & Mrs Deakin			reflect a general trend to increase the living and amenity space to meet the needs occupiers. There are no neighbour objections or evidence that there is a detrimental impact on their residential amenity in terms of overlooking or overshadowing.
5118	PA25/07251	Annexe 1 Ocean View Terrace St Ives Cornwall Applicant Mr & Mrs S Dunderdale	Construction of detached annexe to replace existing summerhouse/store in rear garden. Construction of retaining wall to parking area and patio at front. Revised scheme of PA15/07066 (changes to annexe only). without compliance with condition 4 of decision PA16/02507 dated 23/05/2016	Phil Brookes	Strong Objection The Council are supportive of annexes as ancillary accommodation provided to meet the needs of friends and family members and care givers. However, the applicant states clearly that the aim is to let the space out as holiday accommodation. This is entirely at odds with the Council's adopted Neighbourhood Plan Principal Residence Policy H2. The Council does not support the varying of this condition. In addition, as approximately 20% of the dwelling stock, are holiday lets, there is also no evidence of unmet need for this type of accommodation.
5119	PA25/06552	Putting Green Beach Road St Ives Cornwall Applicant Kiln Sauna Ltd Kiln Sauna Ltd	Proposal Use of land for the siting of a mobile sauna facility with associated works	Phil Brookes	The Council is the owner of the site and, therefore, declared an interest, debated the proposals but did not vote upon them. In considering the planning merits of the proposals, the following comments were made: The site, as evidenced by extensive marketing over some years, is no longer economically viable as a pitch and putt site. Whilst the proposed use results in a loss of an outdoor sports facility, it

					<p>preserves the use of the site for outdoor leisure and recreation, which is positive.</p> <p>Although outdoor saunas are temporary structures, the design is attractive and sits well within the whole site with landscaping to minimise the impact.</p> <p>The applicant has previously consulted the Town Council on its detailed design proposals, and it is in full support.</p> <p>The Council also supports the introduction of an all year-round business, contributing to the local economy with peak use in the Winter months.</p> <p>The applicant has consulted residents and there are no objections, indeed 18 comments of support.</p> <p>One concern would be any additional pressure on on-street parking in neighbouring streets and the applicant should consider that in its travel planning.</p>
5120	PA25/07139	<p>Heatherbell Gardens Longstone Hill Carbis Bay Cornwall</p> <p>Applicant Mr Henderson</p>	Proposal Permission in principle for a proposed residential development (minimum of 7, maximum of 9 dwellings)	Phil Brookes	<p>Conditional Support</p> <p>Two proposals have been submitted for the site, one this application for a permission in principle the second a full application for 7 dwellings. The Council support the principle of the proposal to provide modestly sized housing with an H2 occupancy condition on an infill site. In addition, it will address what has become an under utilised and poor</p>

					<p>quality informal space and resolve its management issues. However, the Council believes that 7 dwellings is the maximum number the site can accommodate.</p> <p>The access road is stated to be built to adoptable standards and the Council requests clarity on whether the road can be adopted under highway guidelines in order to ensure an adequate maintenance regime is in place.</p>
5121	PA25/05656	<p>Land Adjacent To Heatherbell Gardens Longstone Hill Carbis Bay</p> <p>Applicant Mr J Henderson Palas Construction</p>	Proposal Residential development of 7 dwellings	Phil Brookes	<p>Support</p> <p>The Council welcomes the delivery of additional homes, which are in accordance with the principles of policies GD1 and H2 of the Neighbourhood Development Plan.</p> <p>It requests that access arrangements are addressed, the road be built to adoptable standards and it is confirmed as being capable of being adopted by the highway authority.</p>
5122	PA25/07296	<p>4 Carthew Court, Orange Lane St Ives TR26 1RN</p> <p>Applicant Mr & Mrs Badrick</p>	Loft Conversion, Front Porch & Juliet Balcony	Catherine Bray	<p>Objection</p> <p>The Council supports the concerns and objections of neighbouring occupiers of Carthew Court who emphasise the existing uniform design and appearance of the properties. As such these proposals make changes which have a detrimental impact on the design and character of the area and the residential amenity of neighbouring properties.</p>

5123	PA25/07608	Ty Bryn Bishops Road St Ives Cornwall Applicant Mrs Laura Cardos	New single car garage and garden room	Catherine Bray	The Council has no objection to the development of a garage and garden room, as set out in the proposals and description of development. However, the domestic nature of the proposals and the potential to create a future annexe or new dwelling are clearly apparent. In which case, the Council requests that any permission has suitable conditions in place to govern its future use and ensure that it is tied as an ancillary building to the main dwelling. The Council's support is condition is subject to suitable conditions being put in place.
5124	PA25/07807	Pala Carthew Way St Ives Cornwall Applicant Mr & Mrs Bennett & McDowell	Proposal New Cladding to 1st floor walls, Rear Extension to Garage with Roof Terrace over & Raised Deck at Rear of Pala	Lee Viner	No objections subject to the Planning Case Officer being satisfied that the raised deck and wall do not have a significant detrimental effect on the residential amenity of neighbouring properties.