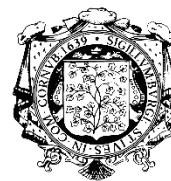


**St Ives Town Council**

The Guildhall  
Street An Pol  
St. Ives  
Cornwall  
TR26 2DS

Tel: (01736) 797840



**St Ives Town Council**

Ask for: Louise Dwelly

Email: [planning@stives-tc.gov.uk](mailto:planning@stives-tc.gov.uk)

Website: [www.stivestowncouncil-cornwall.gov.uk](http://www.stivestowncouncil-cornwall.gov.uk)

Date: 5<sup>th</sup> December 2025

Dear Councillor

**PLANNING COMMITTEE MEETING 11<sup>TH</sup> DECEMBER 2025**

You are given notice of a meeting of the Planning Committee to be held in the Council Chamber at the Guildhall, St Ives on **Thursday 11<sup>th</sup> December, at 7pm.**

[Please Note: The meeting will be live streamed a link will be available on our website.](#)

Members of the Committee are hereby summoned to attend for the purpose of considering and resolving upon the business set out in the agenda attached. Councillors who are not members of this Committee are entitled to attend if they wish to do so and may be permitted by the Chair to speak.

The proceedings of this meeting may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of St Ives Town Council's procedure for the recording of meetings is available on the website, or from the Clerk's office on request.

A handwritten signature in black ink, appearing to be 'L. Dwelly'.

Louise Dwelly  
Town Clerk

To: All Councillors, Town Clerk, Service Managers  
Press  
Cornwall Councillors  
Community Link Officer

**Membership of Planning Committee**

Chair -	Messenger K	
Vice-Chair -	Viney P	
Town Mayor and Deputy Town Mayor (ex officio, voting members)		
and Councillors:	McNamee S	Ryall J
Fuller J	Mitchell A	Van Staeyen M
Hynes S	Rogers L	Wells J

## PLANNING COMMITTEE MEETING – 11<sup>TH</sup> DECEMBER 2025

### AGENDA

1. APOLOGIES FOR ABSENCE

2. MINUTES

RESOLVED – that the Chair signs as a true and correct record the Minutes of the meeting of the Committee held on 30th October 2025.

3. CHAIR'S ANNOUNCEMENTS

4. DECLARATIONS OF COUNCILLOR/ OFFICER INTERESTS

5. REQUESTS FOR DISPENSATION

6. PUBLIC SPEAKING

7. PLANNING APPLICATIONS

7.1. Part A: Applications with recommendations 5125 – 5131

7.2. Part B: Applications without recommendations 5132 – 5142

8. ITEMS FOR DECISION

9. ITEMS FOR INFORMATION

10. DATE OF NEXT MEETING

7pm 22<sup>nd</sup> January 2026

## Planning Schedule for meeting date 11<sup>th</sup> December 2025, 7pm St Ives Guildhall

### 7.1. Part A Ref No. 5125 – 5131

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
5125	PA25/08261	36 Park Karrbons Carbis Bay St Ives Cornwall  Applicant Mr Gordon Martin	<a href="#">Proposal Works to Tree covered by a Tree Preservation Order (TPO) - T1 - Sycamore - Crown raise.</a>	Lee Viner	Subject to the Tree Officer having no objections
5126	PA25/08345	Trewartha Flats Trewartha Estate Carbis Bay St Ives  Applicant Mr C Simmons LiveWest	<a href="#">Proposed replacement of existing timber doors to aluminium</a>	Lee Viner	No objections
5127	PA25/08692	Skyfall Hain Walk St Ives Cornwall  Applicant Morris	<a href="#">Proposal Works to Trees covered by a Tree Preservation Order (TPO) - T1 - Sycamore - Removal one of twin stems. T2 - Beech - Reduction of large lateral. T3 - Beech - Reduce side weight, remove secondary leader. T4 - Ash - Remove two stem heavily leaning down hill. To be left at approximately 3m pollard.</a>	Lee Viner	Subject to the Tree Officer having no objections
5128	PA25/07284	Harbour Flat 75 Fore Street St Ives Cornwall  Applicant Mr Thomas Hanson Johns Wines	<a href="#">Listed Building Consent for Replacement of 2 x sash timber windows on the Fore street side of the property.</a>	Lee Viner	Subject to the Historic Environment Planning Officer being in support.
5129	PA25/07458	Fishermans Retreat 2 Wesley Place St Ives Cornwall	<a href="#">Proposal Construction of New Dormer Windows</a>	Catherine Bray	Subject to the Historic Environment Planning Officer being in support.

		Applicant Mr J Bailey			
5130	PA25/08266	Chiverton Lodge The Saltings Lelant St Ives  Applicant Mr. + Mrs. Judkins	<a href="#">Proposal Removal of existing Hipped roof section and extension of roof to form a new gable end.</a>	Lee Viner	No objections
5131	PA25/08771	Digey Cottage 1 The Digey St Ives Cornwall  Applicant Mr A. Barber The Cottage Boutique Ltd	<a href="#">Listed Building Consent for proposed signage and associated works</a>	Phil Brookes	No objections

## 7.2. PART B

### Applications 5132 - 5142

Ref No.	CC Ref	Site (Applicant)	Proposal ("ctrl click" on the description to see the application details on the planning portal)	Case Officer	
5132	PA25/07657	St Eia House Market Place St Ives Cornwall  Applicant Mr J Johnson	<a href="#">Proposal Application for a Lawful Development Certificate for an Existing use Existing Shop Front</a>	Zoe Perry	
5133	PA25/06084	Ar Lyn Residential Home Vicarage Lane Lelant St Ives  Applicant Mr Kelly BK Developments SW Ltd	<a href="#">Conversion and extension of Ar-Lyn to create 7 new dwellings.</a>	Adam Carlyon	
5134	PA25/07750	Land South Of Chy An Porth The Terrace St Ives  Applicant Mr Robert Lane RL Southern Ltd	<a href="#">Proposal Construction of 12 self contained units with associated parking and works with variation of plans condition of decision notice W1/08-1569 dated 10/12/2009 and as amended through decision notice</a>  <a href="#">PA25/07491 (non-material amendment) dated 31.10.2025</a>	Phil Brookes	

5135	PA25/07777	Count House Cottage Count House Lane Carbis Bay St Ives  Applicant Mrs Clemenson	<a href="#">Outline application for residential development of land for up to 1no self-build dwelling with all matters reserved.</a>	Phil Brookes	
5136	PA25/08326	White Oaks Richmond Way Carbis Bay St Ives  Applicant Mr. and Mrs. Mounsey	<a href="#">Proposal Extensions and Alterations to Dwelling and siting of Summer House in the front garden.</a>	Catherine Bray	
5137	PA25/08469	The Point Porthminster Point St Ives Cornwall  Applicant Mr T. Curtis Parc Owles Design and Development	<a href="#">Proposal Installation of Lift &amp; Associated Works</a>	Phil Brookes	
5138	PA25/08696	Penvonder 13 Church Close Lelant St Ives  Applicant Mr James Morris	<a href="#">Proposed renovation with loft extension &amp; associated works.</a>	Catherine Bray	
5139	PA25/08759	Barn E Of Higher Vorvas Vorvas Lelant Cornwall  Applicant Mrs Emma Platt	<a href="#">Certificate of Lawfulness for the existing use of the building as a self-contained residential dwelling (Use Class C3)</a>	Francine Wearne	
5140	PA25/01847	Land South Of Tyingham Place Tyingham Road Lelant Cornwall TR26 3LJ  Applicant: Gilbert And Goode Limited	<a href="#">Construction of 50 dwellings (including affordable housing), landscaping, open space, and associated infrastructure</a>	Adam Carlyon	
5141	PA25/08918	4 Carthew Court Orange Lane St Ives TR26 1RN  Applicant Mr & Mrs Badrick	<a href="#">Proposal Loft Conversion, Front Porch &amp; Juliet Balcony</a>	Catherine Bray	
5142	PA25/08937	Camberley Westward Road St Ives Cornwall  Applicant Mr D Booth	<a href="#">Proposed Extensions &amp; External Alterations (amended scheme to previously withdrawn submission PA25/01786)</a>	Catherine Bray	