

St Ives Town Council

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St Ives Town Council

Ask for: Louise Dwelly

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Date: 2nd October 2026

Dear Councillor

PLANNING COMMITTEE MEETING 8th OCTOBER 2026

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 8th October 2026, 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 - Viney P

Vice-Chair - Wells J

Town Mayor and Deputy Town Mayor (ex officio, voting members)
and Councillors:

Fuller J

McNamee S

Ryall J

Hynes S

Mitchell A

Van Staeyen M

Kennedy P

Parkinson-Evans M

PLANNING COMMITTEE MEETING – 8TH OCTOBER 2026

AGENDA

1. APOLOGIES FOR ABSENCE

Cllr Fuller
Cllr Parkinson-Evans

2. MINUTES

RESOLVED – that the Chair signs as a true and correct record the Minutes of the meeting of the Committee held on 27th August 2026.

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 5236 – 5247
- 7.2. Part B: Applications without recommendations 5248- 5252

8. ITEMS FOR DECISION

- 8.1 Pre-Application Discussion Request
- 8.2 New Planning Protocol

9. ITEMS FOR INFORMATION

- 9.1 PA26/02163 16 Ayr Terrace, Alexandra Road St Ives. Proposed rear and roof extensions plus refurbishment
An appeal has been made to the Secretary of State against the decision of Cornwall Council to refuse to grant planning permission.
Letter of notification [ufm6_CCON1H_Consultee_Notification_HH.rtf](#)
Considered Planning Application [9.2. 5204 PA26-02163](#)
- 9.2 Changes to the National Planning Policy Statement

10. DATE OF NEXT MEETING

7pm 5th November 2026

Planning Schedule for meeting date 8th October 2026, 7pm St Ives Guildhall

7.1. Part A Ref No. 5236 – 5247

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
5236	PA26/05758	1 Carbis Mews Boskerris Road Carbis Bay St Ives Applicant Carolyn Hendra	Works to Tree covered by a Tree Preservation Order (TPO) - Monterey Cypress - Crown reduction	Lee Viner	No objection subject to the tree officer being in support.
5237	PA26/05743	33 Park Karrbons Carbis Bay St Ives Cornwall Applicant - Opie	Works to Tree covered by a Tree Preservation Order (TPO) - Sycamore - Pollard.	Lee Viner	No objection subject to the tree officer being in support
5238	PA26/05825	7 St Eia Street St Ives Cornwall TR26 1PQ Applicant Mr J Traynor	Listed Building Consent for internal and external alterations and improvements including replacement windows and doors	Catherine Bray	No objections, subject to the recommendations of the Historic Environment Planning Officer being followed in full. Historic Environment comment The proposals are considered to represent a heritage gain, removing incongruous modern alterations, using traditional materials and detailing more

					in keeping with the building's historic character.
5239	PA26/06124	Berwyn Pen Porth Avenue St Ives Cornwall Mrs Victoria Davies	Demolition of rear extensions and construction of new side extension; removal of hipped roof ends and replacement with gables and construction of new rear dormer window.	Catherine Bray	No objection, subject to there being no detrimental impact on the residential amenity of neighbouring dwellings.
5240	PA26/06304	11 Church Place St Ives Cornwall TR26 1LU Mrs Sarah Mottram	Proposed internal alterations, dormers and associated works	Catherine Bray	No objection, subject to the historic environment planning officer having no objections and any recommendations being followed in full.
5241	PA26/06513	Lanteglos, Manor Drive St Ives Cornwall Mr John Thom	Application for tree works in a Tree Preservation Order (TPO): Reduce height to approx 6 metres of a Sycamore and Felling of a Sycamore	Catherine Bray	No objection subject to the tree officer being in support.
5242	PA26/03957	Bethesda House Bethesda Hill St Ives Cornwall Mrs Elaine Prowse	Listed building consent for replacement of timbers windows.	Catherine Bray	No objection, subject to the historic environment planning officer having no objections and any recommendations being followed in full.
5243	PA26/06397	1 Albany Terrace St Ives Cornwall TR26 2BS Mr Roscoe	Replacement Side Dormer & New Rear Dormer at 1, Albany Terrace	Catherine Bray	No objection, subject to there being no detrimental impact on the residential amenity of neighbouring dwellings.
5244	PA26/06639	West Lodge Church Lane Lelant St Ives Andrew Scully	Works to Trees covered by a Tree Preservation Order (TPO) - TI - Monterey Cypress - Reduce protruding canopy back to 4m from trunk and remove failed	Catherine Bray	No objection – the tree officer has no objections. Forestry Officer Comment

			branches. T2 - Monterey Cypress - Remove failed branches		
5245	PA26/06102	3 Alexandra Place St Ives Cornwall TR26 1EP Mr And Mrs Brough	Erection of a single-storey rear extension	Catherine Bray	No objection, subject to there being no detrimental impact on the residential amenity of neighbouring dwellings
5246	PA26/06202	Land South of Chy An Porth Albert Road St Ives Cornwall. Applicant Mr Robert Lane RL Southern Ltd	Construction of 12 self-contained residential units with associated parking and works with variation of condition 1 of decision PA25/07750 dated 09/03/2026	Phil Brookes	No objections. Whilst the Council does not support the approved scheme, it is under construction, and the proposed amendments are very limited in scope.
5247	PA26/05942	Trenkesten Tregenna Parc St Ives Cornwall TR26 2AT Applicant Mr. and Mrs. Robinson	Rear single-story extension and garage conversion	Phil Brookes	No objections, subject to there being no detrimental impact on the residential amenity of neighbouring dwellings

7.2. PART B Applications 5250– 5252

Ref No.	CC Ref	Site (Applicant)	Proposal ("ctrl click" on the description to see the application details on the planning portal)	Case Officer	Officer / Chair Recommendation
5248	PA26/06623	Land Adj To Victory Heights St Ives Cornwall TR26 1DJ Mr Zak Mak McCombie	Application for Permission in Principle for the construction of up to 3 dwellings (minimum of 2, maximum of 3)	Phil Brookes	Consultation – 08/10/2026 Determination – 28/10/2026
5249	PA26/05478	5 Barrepta Close Carbis Bay St Ives Cornwall Mrs Lyndsey Thomas	Alterations and first floor extension to dwelling	Catherine Bray	Consultation – 14/09/2026 Determination – 20/10/2026

					One public comment in opposition.
5250	PA26/04429	Chy An Gweal Methodist Chapel, St Ives Road, Carbis Bay St Ives S Cloherety	Use of Chapel and Sunday School as a self-build/custom build dwelling house and an Art Gallery (Use Class F1) with incidental storage, together with associated works	Phil Brookes	Consultation – 14/10/2026 Determination – 16/11/2026 One public comment in opposition.
5251	PA26/01847	Land South of Tyringham Place Tyningham Road Lelant Cornwall TR26 3LJ Applicant Gilbert And Goode Limited	Construction of 50 dwellings (including affordable housing), landscaping, open space, and associated infrastructure	Adam Carlyon	Consultation 20/10/2026 Determination Comments
5252	PA26/06592	Maple Leaf Lodge Pannier Lane Carbis Bay St Ives Applicant Dr Lancashire	Two-storey Rear Extension & Alterations to Maple Leaf Lodge Location	Phil Brookes	Consultation 21/10/2026