

**MINUTES OF THE PLANNING COMMITTEE MEETING – ST IVES TOWN COUNCIL HELD ON THE
23rd APRIL 2026 AT 7PM, COUNCIL CHAMBER, ST IVES GUILDHALL**

Present

Vice-Chair

Councillor P Viney

Councillors

Fuller J

Hynes S

McNamee S

Kennedy P

Mitchell A

Rogers L

Van Staeyen M

Wells J

In Attendance

Business Services Manager

265. **APOLOGIES FOR ABSENCE**

Councillors S Hynes and J Ryall

266. **MINUTES**

RESOLVED - that the Chair signs as a true and correct record the minutes of the meeting of the Committee held on 19th March 2026.

267. **CHAIR'S ANNOUNCEMENTS**

PA25/09028 - Land Rear of Ninevah Strawberry Lane Lelant St Ives was withdrawn from the agenda as the case officer advised that an alternative design was likely to be submitted.

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

PA26/02315 – Councillors Andrew Mitchell, Johnnie Wells and Luke Wells on the grounds that they are Town Deal Board Members.

PA26/02032 – Councillor Josette Fuller on the grounds that the applicant was a close associate.

269. **REQUESTS FOR DISPENSATION**

None.

270. **PUBLIC SPEAKING**

PA26/02032 - The Piggery, Rosewall Piggeries Towednack Road St Ives - The architect spoke in favour of the proposal.

PA26/01821 - Former Orchard Walls Trewidden Road St Ives Cornwall - A statement was read on behalf of the applicant.

271. **PLANNING APPLICATIONS**

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

Part A: Applications with recommendations 5177 - 5182

Part B: Applications with recommendations 5184 - 5190

RESOLVED - that the Head of Development Management (Cornwall Council) be informed of the Council's observations on the planning applications set out in Appendix 1 to these minutes.

272 ITEMS FOR DECISION

272.i Appeal UNDER SECTION 78 - PA25/04115 Crowan Crafts, 11 Market Place, St Ives

The Council were invited to make an additional representation but agreed there were no further comments to the original objection from the meeting on 17th July 2025.

273. DATE OF NEXT MEETING

7.00pm 28th May 2026
Meeting ended 7.45 pm

Planning Schedule for meeting date 23rd April, 7pm St Ives Guildhall

7.1. Part A Ref No. 5177 - 5182

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
5177	PA26/01571	Brookend Court Green Lane Lelant St Ives Applicant Mr Peter Eddy	Proposal Works to Trees covered by a Tree Preservation Order (TPO) - T1- Macrocarpa - Fell to ground level. T2 and T3 - Macrocarpa - Reduce to red line. T4- Macrocarpa - Remove broken branches. G1 - Macrocarpas - Remove broken branches and 20% crown reduction.	Lee Viner	No objections, subject to the tree officer being in support.
5178	PA26/02056	Fir Cottage The Saltings Lelant St Ives Applicant Stuart Veal	Application for tree works in a Tree Perservation Order (TPO): T2 Monterey Cypress - Reduce canopy height to match storm damaged companion tree 15 metres above ground level due to increased risk of branch failure.	Lee Viner	No objections, subject to the tree officer being in support.
5179	PA26/01956	Monterey Park An Gonwyn Carbis Bay St Ives Applicant David and Jennie Smith	Proposal Works to trees subject to a Tree Preservation Order, namely 1) T245 Monterey Pine – Remove side branch to leave canopy more symmetrical. 2) T246 Monterey Pine – Remove due to canopy decline. 3) G247 Monterey Pine x 5 and Monterey Cypress x 1 – Remove due to canopy exposure from loss of sheltering trees and 3 unacceptable risk of windthrow. 4) G248 Monterey Pine x 4 – Remove due to canopy exposure from loss of sheltering trees and 3 unacceptable risk of windthrow. 5) T249 Monterey Pine. – Remove due storm damage to crown and increased wind exposure resulting in unacceptable risk of windthrow. 6) G250 Monterey Pine x 4 – Remove due to canopy decline in the boundary trees and increased	Lee Viner	No objections, subject to the tree officer being in support.

			canopy exposure from loss of sheltering trees resulting in 4 unacceptable risk of windthrow.		
5180	PA26/00856	Harbour Office The Wharf St Ives Applicant St Ives Harbour Master Kimberley Johnson St Ives Harbour - Cornwall Council	Proposal Listed building consent for installation of new safety railings along a section of the harbour walkway, where there are currently unguarded edges posing a risk to pedestrians.	Catherine Bray	Support, subject to the Historic Environment Planning Officer having no objections.
5181	PA26/01596	43 Higher Boskerris Carbis Bay St Ives Applicant Mr. and Mrs. William Stevens	Proposal Single storey extension to front elevation	Catherine Bray	Support subject to there being no neighbour objections.
5182	PA26/02331	Porthmeor Loft 5 Carrack Dhu Estate St Ives Applicant Mr & Mrs Mansfield	Proposal New balcony at rear of 1st floor	Lee Viner	Support subject to there being no neighbour objections.

7.2. PART B

Applications 5183 - 5190

Ref No.	CC Ref	Site (Applicant)	Proposal ("ctrl click" on the description to see the application details on the planning portal)	Case Officer	
5183	PA25/09028	Land Rear Of Ninevah Strawberry Lane Lelant St Ives Applicant Mr & Mrs Gardner	Proposal Demolition of Carport & Erection of a Self-Build Dwelling at Rear of Ninevah Cottage (revised design)	Phil Brookes	Withdrawn from agenda upon the case officer's advice, in anticipation of an amended design.
5184	PA26/01078	Westbury Hendra Vean Carbis Bay St Ives Applicant Ashley Hugo	Proposal Proposed demolition of the existing rear single storey utility and garage. Erection of a single-storey rear Extn and proposed loft with dormer.	Lee Viner	No objection
5185	PA26/01688	Tan House Trenwith Lane St Ives	Proposal Enlargement of front dormer, addition of side dormer and associated works	Catherine Bray	No objection, subject to the planning officer being satisfied that there is no detrimental impact on the residential

		Applicant Mr Andrew Gibbs And Rachel David			amenity of the neighbouring property in terms of overlooking.
5186	PA26/01821	Former Orchard Walls Trewidden Road St Ives Cornwall Applicant Mr Robert Fletcher Orchard Walls Limited	Proposed new-build four dwellings on site of former dwelling, with associated works including car parking, bicycle parking, refuse facilities and landscaping.	Phil Brookes	Conditional Support The proposals address a site, which has been cleared and vacant for some years and is suitable as an infill site for residential development. The Council also welcomes the reduction in roof heights following a pre-application discussion. The contemporary design and materials are not out of context with properties in the surrounding area. The Planning Case Officer is asked to consider parking levels and overall density and amenity. As a cleared development site, the Council requests that all four properties are subject to a Neighbourhood Plan Policy H2 Principal Residence condition.
5187	PA26/02033	Garth Steeple Lane St Ives Applicant Heather Skynner	Proposed first floor extension	Catherine Bray	No objection, subject to the planning officer being satisfied that there is no detrimental impact on the residential amenity of the neighbouring property in terms of overlooking.
5188	PA26/01969	Treglown St Anta Road Carbis Bay St Ives Applicant Mr Marc Caladine	Ground floor side extension	Catherine Bray	The Council supports the application, subject to it not being unneighbourly and over-development of the site.

5189	PA26/02315	St Ives Rugby Football Club Alexandra Road St Ives Applicant Mr Jonny Alford Property Services	Non Material Amendment in respect of Decision Notice PA24/04344 dated 20th December 2024, namely, relocation of approved clubhouse 3m to the south	Peter Bainbridge	The Council supports the application in principle and is satisfied that the proposed change represents a non-material amendment.
5190	PA26/02032	The Piggery, Rosewall Piggeries Towednack Road St Ives Applicant Holly Bradley	Conversion and extension of barn to dwelling, change of use of land to residential and alterations to access arrangements	Adam Carlyon	Support - the proposals make good use of an existing building, are of a design and palette sensitive to its surroundings and contribute positively to the AONB, subject to accepting a Neighbourhood Plan Policy H2 principal residence condition and satisfying any technical requirements to address flood risk.