

MINUTES OF THE PLANNING COMMITTEE MEETING – ST IVES TOWN COUNCIL HELD ON THE 27th AUGUST 2026 AT 7PM, COUNCIL CHAMBER, ST IVES GUILDHALL

Present

Chair Councillor P Viney

Vice-Chair Councillor J Wells

Councillors

Fuller J

McNamee S

Ryall J

Hynes S

Mitchell A

Van Staeyen M

Kennedy P

Parkinson-Evans M

In Attendance

Harris T (substituting for Councillor Rogers).

Town Clerk

9. **APOLOGIES FOR ABSENCE**

Cllr L Rogers

10. **MINUTES**

RESOLVED – that the Chair signs as a true and correct record the Minutes of the meeting of the Committee held on 2nd July 2026.

11. **CHAIR'S ANNOUNCEMENTS**

None

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

PA26/04417 - Uno the Burrows St Ives

PA26/04472 - RNLI -Proposal Installation of RNLI commemorative bronze sculpture

13. **REQUESTS FOR DISPENSATION**

None.

14. **PUBLIC SPEAKING**

None

15. **PLANNING APPLICATIONS**

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

Part A: Applications with recommendations 5218 – 5226

Part B: Applications with recommendations 5227- 5235

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.

16. **ITEMS FOR DECISION**

The following items were NOTED

- i) PA25/04115 – 11 Market Place, St Ives – Mr K Ferguson, Gregs Taxis – an appeal had been allowed.
- ii) PA24/07636 Six new Aparthotel apartments with associated facilities

- Land Adj To 601 Carbis Beach Carrack Gladden Carbis Bay St Ives – the appeal had been withdrawn
- iii) PA26/04415 Seagull House The Wharf St Ives TR26 1PU - Proposal Replacement Roof Covering and Chimney Repairs. The application had been determined prior to the Committee meeting.

17. DATE OF NEXT MEETING

7.00pm Thursday 8th October 2026

Meeting ended 20.14.

Planning Schedule for meeting date 27th August 2026, 7pm St Ives Guildhall

7.1. Part A Ref No. 5218 – 5226

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
5220	PA26/04780	1 Kellys Gardens St Ives Applicant K Croker LiveWest	Proposal Replacement doors	Catherine Bray	No objections
5221	PA26/05445	Woodlands Lower Lelant Lelant St Ives Applicant Mrs Claire Mason	Proposal Works to trees subject to a Tree Preservation Order (TPO), works include T1: Scots Pine, Approx 35cm DBH, 10m height: Fell. T2: Beech, approx 50cm DBH, approx 10m height: Reduce over-extended limbs throughout higher crown from 10m height to approx 8m height as appropriate pruning points allow. Remove epicormic growth from lower stem.	Catherine Bray	No objections, subject to the Tree Officer being in support.
5222	PA26/05696	5 Barnoon Hill St Ives Cornwall TR26 1AD Applicant Mr & Ms Jeff / Samantha Moore / Payne	Proposal Replacement natural slate roof	Catherine Bray	No objections, subject to the historic environment planning officer raising no objections.
5223	PA26/05705	Trewyn House Richmond Place St Ives Applicant Hogarth Way Design Ltd Hogarth Way Design Ltd	Proposal Works to trees subject to a Tree Preservation Order(TPO)T4. Lacebark - dead - remove. T5 - Holm Oak - crown reduction.	Lee Viner	No objections, noting that the Tree Officer has no objections as the proposals are minor and cyclical in nature.
5224	PA26/04628	16 Park Lowen Carbis Bay St Ives Applicant Mr Mark Clements	Demolition of garage and erection of a single-storey rear and side extension	Catherine Bray	No objection subject to there being adequate on plot parking and no impact on the demand for on-street parking spaces, in

					accordance with adopted policy.
5225	PA26/05064	Chywyn Church Road Lelant St Ives Applicant Mr And Mrs Laurie Penry-Jones	Listed Building Consent for the proposed widening of existing driveways and new gates	Catherine Bray	No objection noting that the Historic Environment Planning Officer comments that the proposals are <i>proportionate and sympathetic</i> .
5226	PA26/04255	Wild Air Hain Walk St Ives Cornwall Applicant Parc Owls Design & Development Ltd	Extensions, alterations to existing dwelling and associated works with variation of Condition 2 of decision notice PA25/04532 dated 17/09/2025.	Lee Viner	No objection the external proposals are modest and relate to the addition of an access door and are consistent with the original permission (to which the Council raised no objection). The Council request that the applicant be reminded that the property is close to the setting of a listed heritage building and proposals should not further encroach or have a detrimental impact on the setting of the important heritage asset.

7.2. PART B

Applications 5227 – 5235

Ref No.	CC Ref	Site (Applicant)	Proposal ("ctrl click" on the description to see the application details on the planning portal)	Case Officer	
5227	PA26/04472	RNLI Memorial Porthmeor Beach St Ives Cornwall Applicant RNLI Royal National Lifeboat Institution (RNLI)	Proposal Installation of RNLI commemorative bronze sculpture	Catherine Bray	Objection <i>Councillor Van Staeyen declared an interest as he was the Council representative for the RNLI and left the room during consideration of the application.</i> The Council fully supports the aims of the RNLI in seeking to

					mark this important anniversary and also the commission by a local artist. Reasonable responses to practical concerns were provided by the applicant including durability, the strength of fixings and ways in which to mitigate any perceived or potential hazards in this coastal and busy beach location. Concerns relate specifically to the design process, design and the relationship with the town of St Ives. Design process The Council is concerned that the commission of any new public art follows best practice, including community consultation and engagement, transparency in artist selection and a strong understand of site context and sense of place. There is little evidence of any meaningful consultation or that a specific design process for this piece in this location has been followed. Design The Local Plan policy 12 (design) states that proposals should respect and enhance local distinctiveness, character and the surrounding public realm.
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					The figurative portrayal is of an important local RNLI life saver is related to another Cornish town and the selection of St Ives as a location to mark the anniversary appears to have been arbitrary. Other locations were considered for the sculpture. The Council would prefer that any proposed design reflected the story and character of St Ives, and be of an appropriate scale height and mass which demonstrated a sound understanding of the site , local context and landscape and contributed positively to placemaking.
5228	PA26/04378	Somerseaze Headland Road Carbis Bay St Ives Applicant Mr & Mrs P Gilbert	Proposal Alterations & Extensions to dwelling & construction of swimming pool with associated works.	Phil Brookes	No objections The Council notes the concerns expressed by neighbours in relation to overlooking. However, the nearest property has clear separation distances and the potential for overlooking relates to a garden. All neighbouring dwellings are closely related to the public footpath and provide general overlooking. Whilst the scale and level of fenestration may be a general cause for concern, there is clear precedence in the local area, including the approval for a care home of significant scale.

					We would request that any comments from Network Rail are taken into account.
5230	PA26/04417	Uno The Burrows St Ives Applicant Mr D Potter	<u>Construction of Ground Floor Extension to Dwelling, Installation of First Floor Pool for Bed & Breakfast Guests, Installation of Dormer Windows/Balcony to Existing Rooms & Associated Works.</u>	Phil Brookes	No objection <i>Councillor Wells declared an interest as the applicant was a close associate and left the room during consideration of the application.</i> The Council noted that the proposals were a significant extension in a prominent location, although a precedent had already been established by the construction of the main property. The proposals were proportionate in scale and did not have a detrimental impact in terms of being overbearing or overlooking. However, the Council requests that, during the determination process, the applicant is asked to consider the use of screening and landscaping and the window design to ensure the impact in the landscape and any neighbouring properties is minimised. There are clear constraints in relation to contamination and stability in this area, although it is noted that

					contaminated land and drainage surveys are required and any recommendations should be followed in full.
5231	PA26/04954	Hillsboro Clodgy View St Ives Applicant Mrs Liz Deakin	Two storey rear extension and loft conversion with rear gable dormer extension.	Catherine Bray	No objections Whilst the Council expressed concerns about the scale and mass, given the terrace form and close proximity to other properties, there are no neighbour objections and a number of existing examples of rear extensions in the same street. The use of pitched roof forms is welcomed.
5232	PA26/05053	Pendrift The Crescent Carbis Bay St Ives Applicant Mr. and Mrs. Wild	Proposed front and rear extensions, new car port and additional parking/turning area.	Catherine Bray	No comments or objections
5233	PA26/05350	Pole Lodges Tregenna Castle St Ives Applicant Tregenna Castle Hotel Ltd Tregenna Castle Hotel Ltd	Extensions to rear of eight timber pole houses and internal alterations	Phil Brookes	Objection The Council noted the condition of the existing pole houses and the need for renovation and replacement. The site is well screened and there are no detrimental impacts on neighbouring properties. However, the Council notes the concerns expressed by the Tree Officer and is in agreement that a detailed Arboricultural site survey be carried out reflecting the mature woodland on the site. The layout should take the

					findings into account and, if necessary re-orientate the replacement dwellings in order to ensure there is no risk of root damage and that no trees need to be removed. Given the likely increase in seasonal storms, risks posed to buildings and occupiers in such locations should be given greater weight. The Council has no objection subject to the tree officer being in support and their recommendations being followed in full. The Council would anticipate that any replacement dwellings would be subject to appropriate planning condition to link them to the hotel use.
5234	PA26/05585	The Oakes Pannier Lane Carbis Bay St Ives Applicant Mr Steven Bewick	Proposal Proposed New Balcony	Catherine Bray	Objection The 3D sketches do not reflect the street scene and the proximity of other dwellings. The Council is of the view that the balcony creates the potential for overlooking and is overbearing and disproportionate in scale.
5235	PA26/05766	3 Praed Place Lelant St Ives Applicant Ms P Southgate	Permission in Principle for Minimum 1, Maximum 1 Dwelling	Phil Brookes	Objection Whilst the Council accepts that the proposals are for a Permission in Principle, the proposals lack important information, including any

					indicative design or layout and access arrangements. Praed Place has been designed as a small integrated development with a single detached dwelling on a generous plot in a pleasing and harmonious layout. Whilst the plots are generous in size, an additional property would result in a detrimental impact on the layout and design of the street scene and wouldn't enhance the character of the built environment. It would also create a precedent. An essential part of any application process would also be to demonstrate an ability to secure satisfactory access arrangements.
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