St Ives Town Council
The Guildhall
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St. Ives
Cornwall
TR26 2DS

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St Ives Town Council

Ask for: Louise Dwelly
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Date: 5th November 2026

Dear Councillor

PLANNING COMMITTEE MEETING 12th NOVEMBER 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 12th November 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.

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 – 12TH NOVEMBER 2026

AGENDA

1. APOLOGIES FOR ABSENCE
   Councillor Parkinson-Evans M

2. MINUTES

   RESOLVED – that the Chair signs as a true and correct record the Minutes of the meeting of the Committee held on 8th October 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 5253 – 5260
   7.2. Part B: Applications without recommendations 5261 - 5269

8. ITEMS FOR DECISION

9. ITEMS FOR INFORMATION

   9.1 PA26/02849 – Carnello Farm, Burthallan Lane, St Ives – Self build replacement dwelling. Notification of appeal to Secretary of State

   9.2 PA26/04931 – 5A Tregenna Hill St Ives Cornwall - Prior approval for change of use of ground floor shop to residential use in order to provide an additional bedroom for the existing residential dwelling already in use across the upper floors. Notification of appeal to Secretary of State.

10. DATE OF NEXT MEETING
    7pm 3rd December 2026

Planning Schedule for meeting date 12th November 2026, 7pm St Ives Guildhall

7.1. Part A Ref No. 5253 –5260

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
5253	PA26/06863	Higher Trenoweth Longstone Hill Carbis Bay St Ives Mr Paul Dowdeswell	To construct a garage and storage facility	Catherine Bray	Determination deadline 27th Nov
5254	PA26/06902	Polmanter Touring Park Halsetown St Ives Cornwall TR26 3LX Applicant: Mr Phil Osbourne	The application proposes the demolition of a dilapidated timber-framed barn and erection of a replacement agricultural building dedicated strictly to the dry storage and secure sheltering of agricultural tractors, land management machinery, and implements.	Phil Brookes	Determination deadline 3rd December 2026
5255	PA26/06995	71 Back Road East St Ives Cornwall TR26 1PF Applicant: Mr Bowsher	Listed Building Consent for re-roofing, replacement first and second floor windows and existing ground floor window to remain (south west elevation)	Catherine Bray	Determination deadline 2nd December 2026 Subject to the historic environment planning officer having no objections
5256	PA26/07016	4 The Digey St Ives Cornwall TR26 1HR Applicant: Mrs Watson	Replacement second floor window	Catherine Bray	Determination deadline 9th December 2026 Subject to the historic environment planning officer having no objections
5257	PA26/07327	Wheal Vor Tyringham Road Lelant St Ives Cornwall TR26 3LF Applicant: Chris Louw	Works to trees in a Tree Preservation Order area; T1 reduce dying Sycamore branches, T2 remove Sycamore branch and T3 remove Ash branch	Catherine Bray	Determination deadline 15th December 2026 Subject to the tree officer having no objections

5258	PA26/07349	Dropeen Tyringham Road Lelant St Ives Cornwall TR26 3LF Applicant: Jon Simpson	Works to Tree within a Conservation Area (TCA) - T1 - Sycamore - Remove stem and branches growing towards 3 Sunny Corner to improve clearance between house and tree canopy.	Catherine Bray	Determination deadline 2nd December 2026 Subject to the tree officer having no objections
5259	PA26/06981	Talland House Albert Road St Ives Cornwall TR26 2EH Applicant name: BRCP Ltd	Listed Building Consent for proposed redevelopment of a modern garage to provide a one bedroomed first floor flat, retaining the garage beneath, and with restoration of an existing attached outbuilding.	Katie Mosley	Determination deadline 2nd December 2026 Subject to the historic environment planning officer having no objections and an H2 Principal Residence Condition
5260	PA26/06980	Talland House Albert Road St Ives Cornwall TR26 2EH Applicant name: BRCP Ltd	Proposed redevelopment of a modern garage to provide a one bedroomed first floor flat, retaining the garage beneath, and with restoration of an existing attached outbuilding.	Katie Mosley	Determination deadline 2nd December 2026 Subject to the historic environment planning officer having no objections and an H2 Principal Residence Condition

7.2. PART B
Applications 5261 – 5269

Ref No.	CC Ref	Site (Applicant)	Proposal ("ctrl click" on the description to see the application details on the planning portal)	Case Officer	
7.2.1 5261	PA26/06564	2 Halsetown St Ives TR26 3NA Applicant: Matt & Lydia Hale	Erection of a single-storey rear extension and associated works	Catherine Bray	Determination deadline 2nd December 2026
5262	PA26/07133	Cedar Lodge Church Close Lelant St Ives Cornwall TR26 3JX Applicant: Mr & Mrs M Perry	Ground and first floor extensions and all associated alterations.	Catherine Bray	Determination deadline 25th December 2026

5263	PA26/06428	6 Trenwith Terrace St Ives Cornwall TR26 1QE Applicant: Mr Keith Dodd	Construction of a subterranean two-car garage accessed from The Stennack, with parking above accessed from Trenwith Terrace, together with associated access and boundary works.	Phil Brookes	Determination deadline 30th November 2026
5264	PA26/07032	Bayspace 6 - 7 Fernlea Terrace St Ives Cornwall TR26 2BH Applicant name: Mr R MacGregor	Change of use to part of building to form extension to existing hotel.	Phil Brookes	Determination deadline 8th December 2026
5265	PA26/06202	Land South Of Chy An Porth Albert Road St Ives Cornwall TR26 2EH Applicant name: Mr Robert Lane	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 PA25/07491 (non-material amendment) dated 31.10.2025 with variation of Condition 1 of decision notice PA25/07750 dated 09/03/2026	Phil Brookes	Determination deadline 16th December 2026 Related applications: PA25/07491 PA25/07750
5266	PA26/06792	Chapters House Treloyan St Ives Cornwall TR26 2AP Applicant name: Mr & Mrs Corbett	1st Floor Extension with Small Roof Terrace on Garage Roof of Chapter's House	Phil Brookes	Determination deadline 25th November 2026
5267	PA26/06663	Land Off Trenwith Lane Trenwith Lane St Ives Cornwall TR26 2BD Applicant name: Rupert and Jodie Elphick	Change of use of land to holiday park and construction of 12 holiday lodges, natural swimming pool, wellness studio and sauna, associated parking, drainage and landscaping.	Adam Carlyon	Determination deadline 30th November
5268	PA26/06789	Palemon Best Recreation Ground Penbeagle Lane St Ives Cornwall Applicant name: Ms L Dwelly	Fixed siting of a bus for use as a community meeting space	Catherine Bray	Determination deadline 25th November
5269	PA26/0708 8	Land Adj To 1 Lowen Crescent Headland Road	Construction of new Dwelling	Phil Brookes	Determination deadline 7th December 2026

		Carbis Bay St Ives Cornwall TR26 2NU Applicant: Mr Kelly			