

St Ive Parish Council Planning Committee

Minutes of the St Ive Parish Council Planning Committee Meeting held in the Millennium House, Pensilva on Tuesday, 6th January 2026 at 7.00pm.

Item No.		Action by
1	<p>Those present. Cllr T Hodson (Committee Chairman), Cllr M Corney, Cllr P Steer, Cllr P Mann, A Moss. S Willis.</p> <p>Also attending: Mrs J Hoskin (Parish Clerk) Mr P Dipper (NDP Working Group) Jo Hartley (Coastline Housing) 21 members of the public</p>	
2	Apologies were received from Cllr F Southcott.	
3	Councillors Declarations of Interest: None declared at this stage of the meeting.	
4	<p>To receive questions or statements from members of the public. The Chairman opened the meeting and invited the members of the public to address the council if they so wished.</p> <p>Councillors noted the public reaction to the proposed development (agenda item 5a) along with concerns that would be included in the Councils response to the CC Planning Department.</p> <p>Jo Hartley on behalf of Coastline responded to questions and stated she would go back to the architect to confirm why a footpath via Quarry Lane was now identified on the plans and this was not on the information displayed at the public consultation event held earlier in the year.</p>	
5	<p>To consider the following planning applications (to be voted on by the parish council planning committee members).</p> <p>a).. PA25/08978 Land to the West of St Ive Road, Pensilva – 50 affordable dwellings.</p> <p>The Committee considered the contents of this application, listened to local residents and will request the comments below are taken into consideration by the Planning Officer when making his decision on this application.</p> <p>It was noted that the details in this application do not reflect the plans displayed at the public consultation event held by Coastline Housing in 2025 in respect of Quarry Road. At the consultation event there was no indication of a footpath via this route; and this was confirmed by the representative from Coastline who attended the Parish Council Planning meeting on the 6th January 2026.</p> <p>The main access to the development site is off the St Ive Road which is well used, with no provision for pedestrian safety (pavements etc). This busy route carries a lot of heavy traffic along with buses and cars. Improvements to the highway are not identified in the scheme and we question why road safety is</p>	

	<p>not included. The current state of the road surface needs to be repaired before any further increased traffic is introduced onto this route.</p> <p>The Parish Council request they are included in any consultations with Highways regarding road improvements and the Coastline / Developer design team regarding the final details of the dwellings.</p> <p>Coastline and the Developer have received a copy of the St Ive Neighbourhood Development Plan Design Code and more attention needs to be made to this in particular the “Cornish Distinctiveness” including slate roof etc.</p> <p>The infrastructure in the village has not changed for many years and this includes no upgrades to the current sewage system and provision of parking. The removal of Cornish hedges needs to be investigated as hedges need to be protected along with aspects of other conservation matters contained within this World Heritage Site.</p> <p>There is no objection for the provision of a 100% affordable housing scheme for local people especially as this would, under a S106 agreement, remain in perpetuity for those connected to the parish, but the question is asked, is this scheme too big for the village given the current infrastructure and that Pensilva should remain a “village” with little change to its appearance.</p>	
6	<p>To close the meeting. There being no further business the meeting closed at 8.55pm</p>	

Dated

Signed.