

**MINUTES OF THE EXTRAORDINARY PLANNING COMMITTEE MEETING** held in the Main Hall, St John's Hall, Alverton Street, Penzance on Tuesday 7 February 2023 at 7:00pm.

**PRESENT**

Councillors S Elliott (Chair)  
SJ Bosworth (Vice-Chair)

NA Davis  
W Elliott  
JM How  
B Jackson  
NG Pengelly (from 7.02 pm)  
S J Reynolds (until 7.04 pm)

Also present: Councillor Richard Sorrell, Councillor Penny Young, James Hardy (Town Clerk) and Elliot Ridington (Democratic Services Officer).

**117. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Power.

**118. TO RECEIVE DECLARATIONS OF INTEREST**

Councillor Reynolds declared both non-registerable and disclosable pecuniary interests in Application PA22/11412 – 'Development comprising 320 no. new homes; associated highways and accesses; 1 no. pedestrian crossing; car parking; cycleways and footways; foul and surface water drainage infrastructure; utilities; landscaping, public open space and green infrastructure and demolition of an agricultural building. PZ-H4 Land at Trannack Farm, Penzance.' These interests were declared due to his being a member of the 'Save Heamoor from Excess Development' group which was opposed to this application and due to his property being located in close proximity to the proposed development. He then left the meeting for the duration of both the public participation item and the consideration of the application.

**119. TO RESOLVE TO EXCLUDE MEMBERS OF THE PRESS AND PUBLIC**

There were no confidential matters to be considered.

**120. PUBLIC PARTICIPATION**

Councillor Richard Sorrell was in attendance and spoke against the Application scheduled for consideration – PA22/11412 'Development comprising 320 no. new homes; associated highways and accesses; 1 no. pedestrian crossing; car parking; cycleways and footways; foul and surface water drainage infrastructure; utilities; landscaping, public open space



and green infrastructure and demolition of an agricultural building. PZ-H4 Land at Trannack Farm, Penzance.'

Teresa Foley was in attendance and spoke against the Application scheduled for consideration – PA22/11412 'Development comprising 320 no. new homes; associated highways and accesses; 1 no. pedestrian crossing; car parking; cycleways and footways; foul and surface water drainage infrastructure; utilities; landscaping, public open space and green infrastructure and demolition of an agricultural building. PZ-H4 Land at Trannack Farm, Penzance.'

Roy Blewett was in attendance and spoke against the Application scheduled for consideration – PA22/11412 'Development comprising 320 no. new homes; associated highways and accesses; 1 no. pedestrian crossing; car parking; cycleways and footways; foul and surface water drainage infrastructure; utilities; landscaping, public open space and green infrastructure and demolition of an agricultural building. PZ-H4 Land at Trannack Farm, Penzance.'

Nigel Frith was in attendance and spoke against the Application scheduled for consideration – PA22/11412 'Development comprising 320 no. new homes; associated highways and accesses; 1 no. pedestrian crossing; car parking; cycleways and footways; foul and surface water drainage infrastructure; utilities; landscaping, public open space and green infrastructure and demolition of an agricultural building. PZ-H4 Land at Trannack Farm, Penzance.'

David Howard was in attendance and spoke against the Application scheduled for consideration – PA22/11412 'Development comprising 320 no. new homes; associated highways and accesses; 1 no. pedestrian crossing; car parking; cycleways and footways; foul and surface water drainage infrastructure; utilities; landscaping, public open space and green infrastructure and demolition of an agricultural building. PZ-H4 Land at Trannack Farm, Penzance.'

Manda Brookman was in attendance and spoke against the Application scheduled for consideration – PA22/11412 'Development comprising 320 no. new homes; associated highways and accesses; 1 no. pedestrian crossing; car parking; cycleways and footways; foul and surface water drainage infrastructure; utilities; landscaping, public open space and green infrastructure and demolition of an agricultural building. PZ-H4 Land at Trannack Farm, Penzance.'

Tamsyn Bond was in attendance and spoke against the Application scheduled for consideration – PA22/11412 'Development comprising 320 no. new homes; associated highways and accesses; 1 no. pedestrian crossing; car parking; cycleways and footways; foul and surface water drainage infrastructure; utilities; landscaping, public open space and green infrastructure and demolition of an agricultural building. PZ-H4 Land at Trannack Farm, Penzance.'

Hannah Dash was in attendance and spoke against the Application scheduled for consideration – PA22/11412 'Development comprising 320 no. new homes; associated highways and accesses; 1 no. pedestrian crossing; car parking; cycleways and footways; foul and surface water drainage infrastructure; utilities; landscaping, public open space



and green infrastructure and demolition of an agricultural building. PZ-H4 Land at Trannack Farm, Penzance.'

Cornwall Councillor Andrew George was in attendance and provided the background associated with the Application scheduled for consideration – PA22/11412 'Development comprising 320 no. new homes; associated highways and accesses; 1 no. pedestrian crossing; car parking; cycleways and footways; foul and surface water drainage infrastructure; utilities; landscaping, public open space and green infrastructure and demolition of an agricultural building. PZ-H4 Land at Trannack Farm, Penzance.' He then went on to make representations relating to the application.

John Cox was in attendance and spoke against the Application scheduled for consideration – PA22/11412 'Development comprising 320 no. new homes; associated highways and accesses; 1 no. pedestrian crossing; car parking; cycleways and footways; foul and surface water drainage infrastructure; utilities; landscaping, public open space and green infrastructure and demolition of an agricultural building. PZ-H4 Land at Trannack Farm, Penzance.'

Cornwall Councillor Brian Clemens was in attendance as Chair of the West Penwith Community Network Panel and spoke against the Application scheduled for consideration – PA22/11412 'Development comprising 320 no. new homes; associated highways and accesses; 1 no. pedestrian crossing; car parking; cycleways and footways; foul and surface water drainage infrastructure; utilities; landscaping, public open space and green infrastructure and demolition of an agricultural building. PZ-H4 Land at Trannack Farm, Penzance.'

## **121. NEW PLANNING APPLICATION**

PA22/11412 - Development comprising 320 no. new homes; associated highways and accesses; 1 no. pedestrian crossing; car parking; cycleways and footways; foul and surface water drainage infrastructure; utilities; landscaping, public open space and green infrastructure and demolition of an agricultural building. PZ-H4 Land at Trannack Farm, Penzance.

Members discussed the application and, during the debate, made reference to the representations made by members of the public, raising a number of points including the following:-

- i) Despite the site having been allocated for development, the development proposal under consideration did not address a number of key issues. The site had been allocated for development on the understanding that vehicular access would be provided via the adjacent roundabout and that any access via Polmennor Road would be for emergency vehicles only. However, these requirements had been ignored by the developer and it was assumed that this was due to the challenging topography of the site. The proposed vehicular access as set out would be dangerous in itself and would likely lead to additional delays on the A30, even without taking into account a potential increase in accidents.
- ii) The development proposal, as set out, made little effort to provide adequate



pedestrian links to either Penzance, Heamoor or Gulval and, despite there being capacity for an increase in the numbers of children in local primary schools, the proposed A30 crossing would be of such a dangerous nature that it would prevent any parents or children from being able to travel on foot. In addition, the two local secondary schools were currently either at or over capacity and the proposed financial contributions for education would in no way address the additional funding which would be required to cater for the young people who would inevitably live on the development.

- iii) The consultation process which had been undertaken by the developer had taken place in Heamoor and had predominantly focussed on residents of Heamoor. However, it had taken no account of the effect the development would have on the levels of traffic and delays on the A30 and, as a result, the impact on residents of both the wider Penzance and Penwith areas.
- iv) The design of the properties within the development appeared to have been based upon a single property, namely a watermill, which existed in the area. No account had been taken of the historic design of the majority of buildings in the local area and the proposal would be entirely out of keeping with the local vernacular.
- v) Despite residents having raised concerns regarding a loss of privacy for their properties during the pre-application consultation, these concerns had not been addressed within the submitted application.
- vi) Penzance Council had adopted a pledge to ensure that it considered the impact of each of its decisions on future generations. With reference to this application, particularly regarding the climate emergency and what, in future, would be prohibitive costs for fuel, it was a significant concern that the development appeared to be entirely designed around every resident having to use a motor vehicle for their day to day lives. Again, the proposed pedestrian crossing on the A30 was not fit for purpose, especially for children and disabled people and, at the least, a pedestrian footbridge should have been provided.
- vii) The site had been allocated on the basis that 290 homes would be built, yet the developer was proposing 320 homes. When the site was allocated, the Planning Inspector had stipulated that any access via Polmennor Road should be reserved for emergency vehicles only and, although it was difficult to ascertain how this could be managed, if the developer were to build only the 290 homes as originally allocated, there would be no need for any vehicular access via Polmennor Road as the proposed 29 homes which would use this route would not exist. As it stood, Polmennor Road represented a significant risk for both pedestrians and vehicles and it did not have adequate infrastructure in place for any increase in either.
- viii) The Environment Agency had objected to the development as the flood risk assessment which had been submitted had not been deemed adequate, particularly as it took no account of the potential for tidal surges in Chyandour Brook when high tides coincided with heavy rain.
- ix) It had been proposed that the B3311 would be used for construction traffic and, again, this was another road which would be completely inadequate for this purpose due to the nature of its width, blind bends and so on.
- x) It was acknowledged that the Planning Inspector had determined that the site was suitable to be allocated for housing. However, in the time since this decision had been made, a number of healthy streets initiatives had been undertaken within Penzance to prevent motorists from using the Promenade and Market Jew Street and, as a result, they were encouraged to use the A30. Despite these decisions



having been made in isolation, they were clearly interlinked and it was queried as to whether the Planning Inspector would have arrived at the same conclusion in allocating the site, had they been aware of the future change in traffic movements.

Following consideration, it was unanimously

**RESOLVED** – that an objection be made on the grounds of the following:-

1. The lack of safe access to and from the development, namely:-
  - i) The dangerous nature of the proposed pedestrian crossing point over the A30.
  - ii) The proposed access via Polmennor Road, for both pedestrians and vehicles, when it did not have adequate infrastructure in place for current numbers, nor any increases.
2. The proposed design of the development being out of keeping with the local vernacular.
3. The overbearing nature of the development and the loss of privacy for existing properties which surround the site.
4. The lack of an adequate flood risk assessment, particularly with regard to addressing the potential for tidal surges in Chyandour Brook.
5. The overcrowding of the site, which had been allocated for development on the basis of 290 homes whereas the application proposed 320.

(Proposed: Councillor S Elliott; seconded: Councillor W Elliott)

## **122. MATTERS ARISING FOR REPORT ONLY**

There were no matters arising for report.

Meeting closed at 8:28 pm

Chair  
22 February 2023