

**MINUTES OF THE PLANNING COMMITTEE MEETING** held in the St Piran's Room, The Penlee Centre, Penlee Park, Penzance on Wednesday 7 June 2023 at 7:00pm.

**PRESENT**

Councillors S Elliott (Chair)  
B Jackson (Vice-Chair)

SJ Bosworth  
W Elliott  
J Power  
SJ Reynolds

Also present: Elliot Ridington (Democratic Services Officer).

**11. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Durrant.

Councillor Davis was absent without having provided apologies.

**12. TO RECEIVE DECLARATIONS OF INTEREST**

There were no declarations of interest.

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

There were no confidential matters to be considered.

**14. TO APPROVE THE MINUTES OF MEETING HELD ON 17 MAY 2023**

Following consideration, it was

**RESOLVED** – that the Minutes of the meeting held on 17 May 2023 be approved as a true and accurate record and signed by the Chair.

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

Vote; Councillors S Elliott, W Elliott, Jackson and Reynolds in favour. Councillors Bosworth and Jackson abstained.

**15. PUBLIC PARTICIPATION**

Amanda White was in attendance and spoke against Application No. 2 – PA23/01762 'Refurbishment of existing 7 flats with extension to basement level and creation of additional parking to form 7 apartments. 23 Lannoweth Road, Penzance'.



Kate Graham was in attendance and spoke against Application No. 2 – PA23/01762 'Refurbishment of existing 7 flats with extension to basement level and creation of additional parking to form 7 apartments. 23 Lannoweth Road, Penzance'.

**16. NEW AND AMENDED PLANNING APPLICATIONS**

Following consideration, it was

**RESOLVED** – that the comment of 'no objection' to the planning applications set out in Appendix B to the report be approved.

(Proposed: Councillor Bosworth; seconded: Councillor Jackson)

Vote; Councillors Bosworth, S Elliott, W Elliott and Jackson in favour. Councillors Power and Reynolds abstained.

The Committee considered, in total, nine new and amended planning applications and its comments are as recorded in the Cornwall Council Planning Register.

Recorded votes for Appendix A were as detailed below:-

	<b>APP. NO.</b>	<b>APPLICANT</b>	<b>DEVELOPMENT</b>	<b>DECISION</b>	<b>RECORDED VOTE CLLRS PRESENT:</b>  S Elliott (Chair) B Jackson (Vice-Chair) SJ Bosworth W Elliott J Power SJ Reynolds
1.	<a href="#">PA22/10936</a>	Mr Ryan Lee	Continued use of pumping station as holiday let and retention of associated work. <b>The Old Pumping Station, Alverton Road, Penzance</b>	No objection.  <b>Proposed - Cllr S Elliott Seconded - Cllr Bosworth</b>	<b>Councillors Bosworth, S Elliott, W Elliott and Jackson in favour. Councillors Power and Reynolds abstained.</b>
2.	<a href="#">PA23/01762</a>	Mr K Collings	Refurbishment of existing 7 flats with extension to basement level and creation of additional parking to form 7 apartments. <b>23 Lannoweth Road, Penzance</b>	Objection on the following grounds:-  1. The application is invalid as it does not make reference to the existing apple tree on the site which falls within a conservation area. 2. The development proposes unacceptable living conditions and a poor residential environment. 3. The lack of attention paid to the Climate	<b>Unanimous.</b>

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT:  S Elliott (Chair) B Jackson (Vice-Chair) SJ Bosworth W Elliott J Power SJ Reynolds
				Emergency Development Plan Document. 4. The inadequate access to and from the proposed parking spaces.  <b>Proposed - Cllr Power Seconded - Cllr Reynolds</b>	
3.	<a href="#">PA23/01568</a>	Leigh Ibbotson	Change of use of first floor to form two dwellings, retention of remainder of first floor and second floor as dwelling, retention of retail space at ground floor and installation of replacement shop front. <b>14 Causewayhead, Penzance</b>	No objection.  <b>Proposed - Cllr Power Seconded - Cllr W Elliott</b>	<b>Unanimous.</b>
4.	<a href="#">PA23/02541</a>	Mr John Scarlett-Davis	Works to include replacement of all windows, re-roofing of porch, replacement rear door, rebuilding of front garden wall, installation of roof	No objection.  <b>Proposed - Cllr Power Seconded - Cllr Reynolds</b>	<b>Unanimous.</b>

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT:  S Elliott (Chair) B Jackson (Vice-Chair) SJ Bosworth W Elliott J Power SJ Reynolds
			lights, re-slating of rear roof, internal alterations and associated works. Re-build roof of the storage areas to match adjoining roofs and to accommodate solar panels. <b>2 Carn Todden, Mousehole</b>		
5.	<a href="#">PA23/02196</a>	Mr John Keys	Loft conversion with new sky lights to create an additional bedroom, small dining room extension at rear and replacement dining room roof, and a new glazed veranda. <b>Kooringa, 15 Barwis Terrace, Barwis Hill, Penzance</b>	No objection.  <b>Proposed - Cllr Power Seconded - Cllr S Elliott</b>	<b>Unanimous.</b>
6.	<a href="#">PA23/04167</a>	The Bolitho Estates	Non-material amendment in relation to decision notice W1/91/P/0493 dated 13/09/1991: 1. Installation of a small enclosed lean to on the West elevation to accommodate plant for a ground source heat pump which is proposed to be timber clad with a slate roof; 2. Additional windows on the West elevation. 3.	Objection on the grounds that the proposal includes aspects which are not deemed to be 'non-material' amendments.  <b>Proposed - Cllr S Elliott Seconded - Cllr Power</b>	<b>Unanimous.</b>

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT:  S Elliott (Chair) B Jackson (Vice-Chair) SJ Bosworth W Elliott J Power SJ Reynolds
			Relocation of ground floor window on North elevation. 4. Minor relocation of porch on East elevation. 5. Redesign of internal layout. <b>Raginnis Farm House, Raginnis, Mousehole</b>		
7.	<a href="#">PA23/03772</a>	Mr T Worth	Proposed annexe extension <b>1 Forbes Close, Newlyn</b>	No objection.  <b>Proposed - Cllr S Elliott Seconded - Cllr Bosworth</b>	<b>Unanimous.</b>
8.	<a href="#">PA23/03359</a>	Miss S Grundy	Construction of retaining wall and associated works. <b>2 Asdally Vale, Penzance</b>	No objection.  <b>Proposed - Cllr Power Seconded - Cllr S Elliott</b>	<b>Unanimous.</b>
9.	<a href="#">PA23/03366</a> AND <a href="#">PA23/03367</a> <b>LISTED BLDG</b>	Mr Read	Proposed alterations including replacement windows, rear extension, internal alterations and associated works. <b>8 Regent Square, Penzance</b>	No objection.  <b>Proposed - Cllr Power Seconded - Cllr Bosworth</b>	<b>Councillors Bosworth, S Elliott, Jackson, Power and Reynolds in favour. Councillor W Elliott against.</b>

**17. TO NOTE ANY RESPONSES PROVIDED UNDER THE 'LOCAL COUNCIL PROTOCOL'**

Since the last meeting of this Committee, the following response had been provided in relation an application considered under the Local Council Protocol:-

Construction of new dwelling (Plot 5) on previously approved site (PA21/07338). Land Adj To Arcady, Chywoone Hill, Newlyn, Cornwall, TR18 5FA

*'Penzance Council requests that this application be determined by the West Sub-Area Planning Committee.'* (On the basis of photographic evidence supplied which gives an indication of the level of overlooking and overbearing of neighbouring properties.)

(Councillors Bosworth, S Elliott, W Elliott and Reynolds in favour. No other responses were provided.)

Following consideration, it was unanimously

**RESOLVED** that the response made to Cornwall Council under the 'Local Council Protocol', as set out in the report, be noted.

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

**18. APPOINTMENT OF MEMBER(S) TO REPRESENT PENZANCE COUNCIL**

There were no matters which required the appointment of Members to represent Penzance Council.

**19. MATTERS ARISING FOR REPORT ONLY**

A Member advised that they intended to submit a report to the next meeting of this Committee to request approval to circulate a letter, along with the draft Penzance Neighbourhood Plan, to the developers and agents who regularly submitted planning applications within the parish.

The proposed letter would highlight Penzance Council's commitment to addressing the climate emergency and the future generations pledge along with the policies set out within the draft Neighbourhood Plan, with a request that these matters be reflected within future planning applications submitted to the Local Planning Authority.

Meeting closed at 8:04 pm



Chair  
28 June 2023