

MINUTES OF THE PLANNING COMMITTEE MEETING held in the St Piran's Room, The Penlee Centre, Penlee Park, Penzance on Wednesday 28 June 2023 at 7:00pm.

PRESENT

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

W Elliott
J Power

Also present: Elliot Ridington (Democratic Services Officer).

20. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bosworth, Davis and Reynolds.

Councillor Durrant was absent without having provided apologies.

21. TO RECEIVE DECLARATIONS OF INTEREST

There were no declarations of interest.

22. TO RESOLVE TO EXCLUDE MEMBERS OF THE PRESS AND PUBLIC

There were no confidential matters to be considered.

23. TO APPROVE THE MINUTES OF MEETING HELD ON 7 JUNE 2023

Following consideration, it was unanimously

RESOLVED that the Minutes of the meeting held on 7 June 2023 be approved as a true and accurate record and signed by the Chair.

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

24. PUBLIC PARTICIPATION

There were no members of the public in attendance.

25. 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 Jackson; seconded: Councillor S Elliott)

Vote; Councillors S Elliott, W Elliott and Jackson in favour. Councillor Power against.

The Committee considered, in total, eight 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:-

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: S Elliott (Chair) B Jackson (Vice-Chair) W Elliott J Power
1.	PA23/03727	Mr & Mrs M Matthews	Single storey replacement rear extension. 4 Tregie, Newlyn	No objection. Proposed - Cllr Power Seconded - Cllr S Elliott	Unanimous.
2.	PA23/03863 LISTED BLDG	Mr Chris Ward, Vattenfall Wind Power Ltd	Listed Building Consent to replace the current double entrance door with a new one that matches the existing design. 2 Abbey Warehouse, Abbey Street, Penzance	No objection. Proposed - Cllr W Elliott Seconded - Cllr Jackson	Unanimous.
3.	PA23/03765	Mr Andrew Moore & Ms Melanie Humphrey	Proposed rear dormer and associated works. Flat 3, Porthia, Trewithen Road, Penzance	No objection. Proposed - Cllr W Elliott Seconded - Cllr Power	Unanimous.
4.	PA23/04200	Mr B Wills	Application for a Lawful Development Certificate for an Existing use of a building and land as a dwelling house and its curtilage. Al-Ware-Tun, Alverton Road, Penzance	No objection, subject to a condition being imposed to ensure that the property remains tied to the main dwelling. Proposed - Cllr S Elliott Seconded - Cllr W Elliott	Unanimous.



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: S Elliott (Chair) B Jackson (Vice-Chair) W Elliott J Power
5.	PA23/04457	Mrs Cowan	Erection of a conservatory to the SE elevation of the property. 2 St Pol De Leon View, Trungle, Paul	No objection. Proposed - Cllr Jackson Seconded - Cllr W Elliott	Unanimous.
6.	PA23/03302 AND PA23/03303 LISTED BLDG	Mr Pailing, Subsea Networks Ltd	Conversion of first floor from commercial office space to domestic and conversion of ground floor to office space and external works. Custom House Office, Wharf Road, Penzance	No objection, subject to:- 1. The building remaining as unpainted stone. 2. The balcony being reduced in size to the satisfaction of the Historic Environment Planning Service. 3. The building remaining unfettered by conditions for use. Proposed - Cllr S Elliott Seconded - Cllr Jackson	Councillors S Elliott and Jackson in favour. Councillors W Elliott and Power abstained.



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: S Elliott (Chair) B Jackson (Vice-Chair) W Elliott J Power
7.	PA23/04724	Mr J Sullivan-Norcliffe	Certificate of lawfulness for existing use: Front porch on an existing dwelling. Original house approved in 1995 under W1/95/P/0383. Coombe Lodge, Coombe Lane, Chyandour, Penzance	No objection. Proposed - Cllr S Elliott Seconded - Cllr Power	Unanimous.
8.	PA23/04615	Mr & Mrs I Beaumont	Change of use of garages/store to residential and demolition of existing garages, construction of two storey extension and associated works without compliance of condition 2 in relation to decision notice PA22/06515 dated 02/09/2022. 21 Alverton Street, Penzance	No objection. Proposed - Cllr Power Seconded - Cllr W Elliott	Unanimous.

26. REPORTS FOR DECISION**(a) Proposed Letter to Agents and Developers**

At the meeting of this Committee held on 7 June 2023, a Member referenced 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. They went on to state that it would be helpful to advise planning agents and developers of Penzance Council's position and to circulate the draft Neighbourhood Plan, with a request that these issues be addressed within future planning submissions in order to aid in this Committee's decision making. The proposed letter was set out at Appendix 1 to the report for approval.

During the debate, Members made reference to a number of grammatical and typographical errors within the proposed letter which required addressing and also suggested that the letter should be reviewed by this Committee on an annual basis in order to allow it to be sent to any additional agents and developers undertaking works within the parish.

Following consideration, it was unanimously

RESOLVED that

1. Subject to grammatical and typographical errors being addressed, the proposed letter to planning agents and developers, as set out at Appendix 1 to the report, be approved and circulated to the individuals and organisations which often submit planning applications within Penzance parish.
2. The letter be considered by this Committee at its first meeting in each municipal year to allow it to be sent to any additional agents and developers undertaking works within the parish.

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

27. 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:-

Conversion and extension of redundant block building to form dwelling and associated works (PA23/02105). Redundant Block Building, Trevithal Farm House, Trevithal, Paul

'Penzance Council 'agrees to disagree' with the Planning Officer.'

(Councillor Reynolds in favour. Councillor Davis agreed with the Planning Officer -

(However, this response was not in accordance with the process adopted by the Committee, whereby Members are not permitted to overturn formal decisions of the Committee on an informal basis).

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 S Elliott; seconded: Councillor W Elliott)

28. APPOINTMENT OF MEMBER(S) TO REPRESENT PENZANCE COUNCIL

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

29. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 7:27 pm

Chair
19 July 2023