

MINUTES OF THE PLANNING COMMITTEE MEETING held in the Main Hall, St John's Hall, Alverton Street, Penzance on Wednesday 9 August 2023 at 7:00pm.

PRESENT

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

W Elliott
SJ Reynolds

Also present: James Hardy (Town Clerk), Elliot Ridington (Democratic Services Officer) and Councillor Jim McKenna.

39. APOLOGIES FOR ABSENCE

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

Councillor Durrant was absent without having provided apologies.

40. TO RECEIVE DECLARATIONS OF INTEREST

In accordance with the Council's Code of Conduct:-

Councillor Reynolds declared both non-registerable and disclosable pecuniary interests in Application No. 1 – PA23/0749 – 'Proposed highways access to serve residential development. Land at Trannack Farm, Heamoor'. These interests were declared due to his being a member of the 'Save Heamoor from Excess Development' group which was opposed to the wider associated development and due to his property being located in close proximity to the wider proposed development. He then left the meeting for the duration of both the public participation item and the consideration of the application.

Councillor Reynolds then also declared a non-registerable interest in Application No. 2 – PA23/04865 – 'Proposed conversion and change of use of 4 traditional granite agricultural barns to form 6 office/studio units for B2, B8 and E(g) use, the removal of the roof over the covered yard in the NE corner of the farm yard, the installation of toilets and the formation of a new access road, bike storage and car parking spaces in conjunction with planning application PA22/11412 (development of 320 new homes). Trannack Farm, Heamoor'. This interest was declared due to his being a member of the 'Save Heamoor from Excess Development' group which was opposed to the wider associated development. He then left the meeting for the duration of both the public participation item and the consideration of the application.

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

There were no confidential matters to be considered.

42. TO APPROVE THE MINUTES OF MEETING HELD ON 19 JULY 2023

Following consideration, it was

RESOLVED that the Minutes of the meeting held on 19 July 2023 be approved as a true and accurate record and signed by the Chair.

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

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

43. PUBLIC PARTICIPATION

Mr Jon Matthews was in attendance and spoke against Application No. 4 – PA23/05343 ‘Construction of Single Storey Extension & Associated Works. 24 New Street, Penzance’.

Cornwall Councillor Andrew George was in attendance and spoke against Application Nos. 1 and 2– PA23/00749 and PA23/04865 ‘Proposed highways access to serve residential development. Land At Trannack Farm, Heamoor’ and ‘Proposed conversion and change of use of 4 traditional granite agricultural barns to form 6 office/studio units for B2, B8 and E(g) use, the removal of the roof over the covered yard in the NE corner of the farm yard, the installation of toilets and the formation of a new access road, bike storage and car parking spaces in conjunction with planning application PA22/11412 (development of 320 new homes). Trannack Farm, Heamoor’.

Councillor Jim McKenna was in attendance and spoke against Application No. 4 – PA23/05343 ‘Construction of Single Storey Extension & Associated Works. 24 New Street, Penzance.’ He then spoke in favour of Application No. 5 – PA23/05817 ‘Non-material amendment to decision PA21/11259 dated 14.02.2022. West Cornwall Hospital, St Clare Street, Penzance’.

Isabella Day-Davies was in attendance and spoke in favour of Application No. 20 – PA23/05573 ‘Continued use of ancillary building as self-contained dwelling. Accommodation, Glen Afton, Alexandra Road, Penzance’.

Mr Jeff Gillaspay was in attendance and spoke against Application No. 3 – PA23/05233 ‘Retention of an existing fence. Penwithian Wholesalers, Jelbert Way, Eastern Green, Penzance’.

44. NEW AND AMENDED PLANNING APPLICATIONS

Following consideration, it was unanimously

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

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

The Committee considered, in total, twenty-three 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 SJ Reynolds
1.	PA23/00749	Devonshire Homes Limited	Proposed highways access to serve residential development. Land At Trannack Farm, Heamoor	<p>1. Objection on the following grounds:-</p> <p>(i) The proposal is not in line with the Site Allocations Development Plan Document.</p> <p>(ii) The proposal will restrict traffic flow on the A30.</p> <p>(iii) The cumulative impact of the proposal on the A30 when taking other recently approved sites into account.</p> <p>(iv) The lack of pedestrian infrastructure provided within the proposed access.</p> <p>(v) The increase in pollution arising from the queuing traffic resulting from the proposal.</p> <p>(vi) The unsafe nature of the proposal when taking into account the recent road traffic accidents on this stretch of road which have</p>	Unanimous. (Councillor Reynolds was not present for this item.)

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: S Elliott (Chair) B Jackson (Vice-Chair) W Elliott SJ Reynolds
				<p>resulted in injury.</p> <p>2. It be requested that this application, and any of those associated with it, be determined by the West Sub-Area Planning Committee.</p> <p>Proposed - Cllr S Elliott Seconded - Cllr W Elliott</p>	
2.	PA23/04865	Verity Giggal, The Bolitho Estates	<p>Proposed conversion and change of use of 4 traditional granite agricultural barns to form 6 office/studio units for B2, B8 and E(g) use, the removal of the roof over the covered yard in the NE corner of the farm yard, the installation of toilets and the formation of a new access road, bike storage and car parking spaces in conjunction with planning application PA22/11412 (development of 320 new homes). Trannack Farm, Heamoor</p>	<p>Objection due to the development having not been encompassed within the masterplan for the overall site.</p> <p>Proposed - Cllr B Jackson Seconded - Cllr W Elliott</p>	<p>Unanimous. (Councillor Reynolds was not present for this item.)</p>

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: S Elliott (Chair) B Jackson (Vice-Chair) W Elliott SJ Reynolds
3.	PA23/05233	Mr B Jullian	Retention of an existing fence Penwithian Wholesalers, Jelbert Way, Eastern Green, Penzance	Objection on the following grounds:- 1. The Lack of visibility for vehicles exiting Gwel Lewern as a result of the development. 2. The inappropriate design of the development in a mixed use residential and commercial area. 3. The inappropriate size and scale of the development. 4. The development's encroachment on to the highway. Proposed - Cllr Reynolds Seconded - Cllr S Elliott	Unanimous.
4.	PA23/05343	Mr & Ms Bredenkamp & Boehler	Construction of Single Storey Extension & Associated Works 24 New Street, Penzance	Objection on the following grounds:- 1. The impact on the view from the Abbey Basin and	Unanimous.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: S Elliott (Chair) B Jackson (Vice-Chair) W Elliott SJ Reynolds
				Penzance Harbour. 2. Out of keeping. 3. Overbearing. 4. The adverse impact on neighbouring properties. 5. The adverse impact on the historic setting of neighbouring properties. 6. Inappropriate design. 7. The risk of the erosion of the earth bank on the site arising from the proposed soakaway. Proposed - Cllr W Elliott Seconded - Cllr S Elliott	
5.	PA23/05817	Kier Construction	Non-material amendment to decision PA21/11259 dated 14.02.2022 (see cover letter for full details). West Cornwall Hospital, St Clare Street, Penzance	No objection. Proposed - Cllr W Elliott Seconded - Cllr S Elliott	Unanimous.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: S Elliott (Chair) B Jackson (Vice-Chair) W Elliott SJ Reynolds
6.	PA23/04898	PBWC Architects	Application for Outline Planning Permission with some matters reserved for the construction of nine dwellings namely 'access' and 'layout' only. Car Park South of Outlet Barn, Branwell Lane, Penzance	Objection on the following grounds:- 1. The proposed development is not compliant with the Site Allocations Development Plan Document which stipulates that the site should be developed as a whole with a 30% affordable housing contribution. 2. The proposed development is not compliant with Additional Policy Requirement B of the Site Allocations Development Plan Document, in that no continuous footway will be provided on Trevarrack Lane to improve permeability within the village. 3. The loss of mature trees on the site in contravention of	Unanimous.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: S Elliott (Chair) B Jackson (Vice-Chair) W Elliott SJ Reynolds
				the Climate Emergency Development Plan Document. Proposed - Cllr W Elliott Seconded - Cllr Reynolds	
7.	PA23/04328	Theresa Grainger	Installation of a single storey modular building to be used as an integrated health hub. Humphry Davy School, Coombe Road, Penzance	No objection. Proposed - Cllr W Elliott Seconded - Cllr Jackson	Unanimous.
8.	PA23/04377	Mr R Doo	Change of Use from former public convenience to an annexe to Cliff Manor. Public Conveniences, Fore Street, Newlyn	No objection. Proposed - Cllr S Elliott Seconded - Cllr Jackson	Unanimous.
9.	PA23/03871	Mr Roger Doo	The addition of railings. Cliff Manor House, Fore Street, Newlyn	This application had already been determined by Cornwall Council and so was not considered by the Planning Committee.	

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: S Elliott (Chair) B Jackson (Vice-Chair) W Elliott SJ Reynolds
10.	PA23/05348	Mr & Mrs Craigie	Demolition of existing two-storey rear extension and replacement with proposed two-storey extension, internal alterations, and replacement of windows to front and rear elevations. 3 Wellington Terrace, Penzance	No objection. However, the replacement windows and doors to the proposed extension should be complimentary to the adjoining building. Proposed - Cllr S Elliott Seconded - Cllr W Elliott	Councillors S Elliot, W Elliott and Jackson in favour. Councillor Reynolds against.
11.	PA23/04581	Mr S Deeks	New balcony and replacement windows. 7 Chapel Street, Mousehole	No objection. Proposed - Cllr Reynolds Seconded - Cllr W Elliott	Unanimous.
12.	PA23/05653	Mr G James	Conversion of loft and associated works including the extension of the balcony area at first floor level with variation of condition 2 in respect of decision PA20/01047 dated 02.04.20. 4 Quillet Road, Newlyn	No objection subject to the Planning Officer being satisfied that there will be no unacceptable increase in the overlooking of neighbouring properties. Proposed - Cllr S Elliott Seconded - Cllr Reynolds	Unanimous.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: S Elliott (Chair) B Jackson (Vice-Chair) W Elliott SJ Reynolds
13.	PA23/05821	Mr & Mrs Fisher	Proposed extension to existing kitchen and associated works. Treleigh, Trewithen Road, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr W Elliott	Unanimous.
14.	PA23/05922	Mr & Miss S & K Gough & Turner	Replacement single storey rear extension and internal alterations. 82 Main Street, Heamoor	No objection. Proposed - Cllr W Elliott Seconded - Cllr Reynolds	Unanimous.
15.	PA23/05976	Mrs D Wareing	Conversion of existing store to form annexe to main dwelling house and associated works without compliance with Condition 2 of decision notice PA21/09877 dated 27.06.2022. The Spyglass, Abbey Street, Penzance	Objection due to the adverse impact on the neighbouring public house and nighttime economy arising from the reinstatement of the previously blocked window which negates the previous condition relating to the need for sound insulation. Proposed - Cllr S Elliott Seconded - Cllr W Elliott	Unanimous.
16.	PA23/05703	Mr James Prisk	Proposed Conversion of Integral Garage to Form Additional	No objection.	Unanimous.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: S Elliott (Chair) B Jackson (Vice-Chair) W Elliott SJ Reynolds
			Bedroom. 11 Treveneth Crescent, Newlyn	Proposed - Cllr W Elliott Seconded - Cllr S Elliott	
17.	PA23/04841	Mr & Mrs Nick & Clare Oakley-Bowen	Conversion of double garage to a utility, games, hobby and storage room and removal of ramp up to existing garage to create a more level hard-standing. The Haven, 82 Chywoone Hill, Newlyn	No objection. Proposed - Cllr W Elliott Seconded - Cllr S Elliott	Councillor S Elliott and W Elliott in favour. Councillor Reynolds against. Councillor Jackson abstained.
18.	PA23/05496	Ms Katia Hinic	Replacement of roof to rear single storey extension, which includes the removal of existing fibre cement tile roof and replacing it with slate tiles, removal and replacement of existing back door to rear extension. 17 Leskinnick Terrace, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr S Elliott	Unanimous.
19.	PA23/03366 AND PA23/03367 LISTED BLDG	Mr Read	Proposed alterations including replacement windows, rear extension, internal alterations and associated works. 8 Regent Square Penzance Cornwall TR18 4BG	No objection. Proposed - Cllr Reynolds Seconded - Cllr S Elliott	Councillors S Elliott, Jackson and Reynolds in favour. Councillor W Elliott against.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: S Elliott (Chair) B Jackson (Vice-Chair) W Elliott SJ Reynolds
20.	PA23/05573	Silvy & Zoe Clifton Howard	Continued use of ancillary building as self-contained dwelling. Accommodation, Glen Afton, Alexandra Road, Penzance	No objection subject to the Environment Agency being satisfied with the associated flood risk. Proposed - Cllr Reynolds Seconded - Cllr W Elliott	Unanimous.
21.	PA23/05570	Elizabeth Chong	Replacement doors and windows, install new railings to rear, paint existing side extension. 3 Cairn William Terrace, St Peters Hill, Newlyn	No objection subject to:- 1. The render finish of the side extension being appropriate for a maritime environment. 2. The Historic Environment Planning Service being satisfied with the paint colour proposed for the side extension. Proposed - Cllr S Elliott Seconded - Cllr Reynolds	Unanimous.
22.	PA23/05901	Mr C McWilliam	Application for a Lawful Development Certificate for	Objection on the grounds of highway safety due to the	Unanimous.



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: S Elliott (Chair) B Jackson (Vice-Chair) W Elliott SJ Reynolds
			proposed operational works, specifically the removal of a wall and gate to create an access from the road into the property enabling vehicular parking, and the instalment of a moveable gate and fence, which occurred in excess of four years ago. Trevene, 28 Commercial Road, Mousehole	vehicular access on to and off of the site. Proposed - Cllr Reynolds Seconded - Cllr S Elliott	
23.	PA23/05410 <u>LISTED</u> <u>BLDG</u>	Mousehole Harbour Commissioners	Installation of four vertical wall runners on side of North Pier to support floating pontoon assembly. North Pier, Carn Topna, Mousehole	No objection. Proposed - Cllr S Elliott Seconded - Cllr W Elliott	Unanimous.

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

No responses had been provided under the 'Local Council Protocol' since the last meeting of the Committee.

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

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

47. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 8:25 pm

Chair
30 August 2023