

MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 15 May 2024 in the St Piran's Room, the Penlee Centre, Penlee Park, Penzance.

PRESENT W Elliott (Chair)

SJ Bosworth
MJ Durrant
B Jackson
NG Pengelly
SJ Reynolds

Also present: Elliot Ridington (Democratic Services Officer).

1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Davis and Power.

2. **ELECTION OF VICE-CHAIR**

It was proposed that Councillor Jackson be appointed as Vice-Chair of the Planning Committee.

In the absence of any other nominations, it was unanimously

RESOLVED that Councillor Jackson be appointed as Vice-Chair of the Planning Committee.

(Proposed: Councillor Reynolds; seconded: Councillor Durrant)

3. **TO RECEIVE DECLARATIONS OF INTEREST**

There were no declarations of interest.

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

There were no confidential matters to be considered.

5. **TO APPROVE THE MINUTES OF MEETING HELD ON 24 APRIL 2024**

Following consideration, it was unanimously

RESOLVED that the Minutes of the meeting held on 24 April 2024 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Reynolds; seconded: Councillor Bosworth)

6. **PUBLIC PARTICIPATION**

A member of the public was in attendance and spoke against Application Nos. 1 and 2 – PA24/02586 and PA24/02682 / PA24/02683 ‘Planning Permission for the demolition of existing carpenters workshop and toilets in a Conservation Area to allow for a new building on the same footprint for training, staff facilities, workshop, modern toilets and shower/storage facilities. Penzance Dry Dock Limited, Wharf Road, Penzance’ and ‘Installation of a 50 tonne crane on steel rails within the dry dock; restoration of the dry dock gates and replacement of the entrance gates with a new gate on rollers; a new pumping system; redevelopment of staff & training facilities including a new office roof; an increase in height by 1.8m of the workshop troughs; replacement of the toilet block with a working area; raising the ends of the roof and roller doors on the existing warehouse; and demolition of the carpentry workshop and replacement with a new building on its exact footprint. Penzance Dry Dock Limited, Wharf Road, Penzance’.

A member of the public was in attendance and spoke in favour of Application Nos. 1 and 2 – PA24/02586 and PA24/02682 / PA24/02683 ‘Planning Permission for the demolition of existing carpenters workshop and toilets in a Conservation Area to allow for a new building on the same footprint for training, staff facilities, workshop, modern toilets and shower/storage facilities. Penzance Dry Dock Limited, Wharf Road, Penzance’ and ‘Installation of a 50 tonne crane on steel rails within the dry dock; restoration of the dry dock gates and replacement of the entrance gates with a new gate on rollers; a new pumping system; redevelopment of staff & training facilities including a new office roof; an increase in height by 1.8m of the workshop troughs; replacement of the toilet block with a working area; raising the ends of the roof and roller doors on the existing warehouse; and demolition of the carpentry workshop and replacement with a new building on its exact footprint. Penzance Dry Dock Limited, Wharf Road, Penzance’.

A member of the public was in attendance and spoke in favour of Application No. 7 – PA24/02700 ‘Replacement dwelling & outbuilding. Renouvelle, 6 Parade Hill, Mousehole, Penzance’.

7. NEW AND AMENDED PLANNING APPLICATIONS

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 Jackson)

The Committee considered, in total, sixteen new and amended planning applications and its comments and votes in relation to Appendix A are as detailed below:-

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT:
					<p>W Elliott (Chair) B Jackson (Vice-Chair) SJ Bosworth MJ Durrant NG Pengelly SJ Reynolds</p>
1.	PA24/02586	Mr Jamie Murphy Linked Solutions Ltd	<p>Planning Permission for the demolition of existing carpenters workshop and toilets in a Conservation Area to allow for a new building on the same footprint for training, staff facilities, workshop, modern toilets and shower/storage facilities Penzance Dry Dock Limited, Wharf Road, Penzance</p>	<p>No objection. Proposed – Cllr Pengelly Seconded - Cllr Durrant</p>	Unanimous.
2.	PA24/02682 AND PA24/02683 LSTD BLDG	Mr Jamie Murphy Penzance Maritime Holdings Ltd	<p>Installation of a 50 tonne crane on steel rails within the dry dock; restoration of the dry dock gates and replacement of the entrance gates with a new gate on rollers; a new pumping system; redevelopment of staff & training facilities including a new office roof; an increase in height by 1.8m of the workshop troughs; replacement of the toilet block with a working area; raising the ends of the roof and roller doors on the existing</p>	<p>No objection. Proposed - Cllr Pengelly Seconded - Cllr Reynolds</p>	Councillors Durrant, W Elliott, Jackson, Pengelly and Reynolds in favour. Councillor Bosworth abstained.

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			warehouse; and demolition of the carpentry workshop and replacement with a new building on its exact footprint Penzance Dry Dock Limited, Wharf Road, Penzance		
3.	PA24/02850	Mrs Anette Boden	Outline application with all matters reserved for the building of one single dwelling bungalow. 26 Boscathnoe Way, Heamoor, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Jackson	Unanimous.
4.	PA24/02599	Mr & Mrs Phil and Alison Russell	Construction of a single storey ground floor extension and alterations to existing house including changes to external materials and pitch of main roof Pentreath, 9 Tredarvah Drive, Penzance	No objection. Proposed - Cllr Durrant Seconded - Cllr Bosworth	Unanimous.

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5.	PA24/02851	Mr & Mrs R & A Lees	Construction of ground floor rear extension and associated balcony/decking. Replacement/in-fill of existing garage door with glazed door and sidelights. 11 Higher Lariggan, Penzance	No objection. Proposed - Cllr Jackson Seconded - Cllr Durrant	Unanimous.
6.	PA24/01756	Ms. R Robinsion	Loft Conversion including increased ridge height and addition of flat roof dormers, demolition of existing conservatory to rear and construction of single storey rear extension 3 Polgoon Close, Tredarvah, Penzance	No objection. Proposed - Cllr Bosworth Seconded - Cllr Reynolds	Unanimous.
7.	PA24/02700	Mr Jon Meyer & Mrs Andrea Lauermann	Replacement dwelling & outbuilding. Renovelle, 6 Parade Hill, Mousehole, Penzance	No objection. Proposed - Cllr Pengelly Seconded - Cllr Reynolds	Unanimous.

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8.	PA24/02795	Mr Tom Bourne	Rear extension to property to provide extended living area on the ground floor and a further bedroom to the first floor without compliance with Condition 2 of decision notice PA22/10993 dated 18.05.2023. 10 Tremenheere Road, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Durrant	Unanimous.
9.	PA24/02500	Mrs S C Bick	Creation of a one bedroomed studio apartment Basement At 1A, Trewarveneth Street, Newlyn, Penzance	No objection. Proposed - Cllr Durrant Seconded - Cllr Jackson	Unanimous.
10.	PA24/03003	Mr David and Simon Laity	Change of use and conversion of first and second floor storage/disused rooms to form 4 flats. Retention of Ground Floor retail and Basement storage. Morrab Studio, 1 - 2 Stewarts Buildings, Morrab Road, Penzance	No objection. Proposed - Cllr Bosworth Seconded - Cllr Durrant	Unanimous.

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11.	PA24/03097	Mrs And Mrs Galbraith	Change of Use of Penzance Orchestral Society Band Room to a single dwellinghouse Penzance Orchestral Society Band Room, Queen Street, Penzance	No objection. Proposed - Cllr Jackson Seconded - Cllr Bosworth	Unanimous.
12.	PA24/02487 AND PA24/02488 LSTD BLDG	Mr & Ms H. And E. Bredenkamp And Boehler	Replacement roof covering, replacement of chimney, installation of conservation rooflights & installation of double glazed heritage style windows & associated works 24 New Street, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Durrant	Unanimous.

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13.	PA23/09308 LSTD BLDG	Mr Richard Hume Hume and Sedgwick	Listed building consent to remove existing cement render from the front of the building and replace with lime render and paint with white Beekosil paint. Change the colour of the windows and door from red and green to grey. Repoint the chimney stack and fit a liner. The Music Box, 60 Adelaide Street, Penzance	No objection. Proposed - Cllr Durrant Seconded - Cllr Pengelly	Unanimous.
14.	PA24/02300	Mr A Baldwin	Replacement roof with dry laid natural slate. New vertical slate roof on NE Elevation. Mount Pleasant Cottage, Mount Pleasant Street, Mousehole, Penzance	No objection. Proposed - Cllr Pengelly Seconded - Cllr Bosworth	Unanimous.
15.	PA24/02284 LSTD BLDG	Mr Tony Shufflebotham St. Austell Brewery	Application for Listed Building Consent for alterations to existing fireplace Ship Inn, South Cliff, Mousehole, Penzance	No objection. Proposed - Cllr Bosworth Seconded - Cllr Durrant	Unanimous.



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16.	PA24/03141	Katy Senior Cornwall Council	Installation of solar pv panels and associated access ladders, walkways and railings (updated design following decision PA22/08959) Cornwall Council, St Johns Hall, Alverton Street, Penzance	No objection. Proposed - Cllr Durrant Seconded - Cllr Bosworth	Unanimous.

8. 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 to an application considered under the Local Council Protocol:-

PA23/09942 - Barn North West Of Lesingey Cottage, Lesigney, Penzance - Change of Use of Existing Building to Office Accommodation (Class E) & Associated Works

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

(Councillors Simon Elliott and Will Elliott in favour.)

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

Members noted that the following application was scheduled for consideration at the meeting of Cornwall Council's West Sub-Area Planning Committee due to take place on 28 May 2024:-

PA24/01143 - Demolition of the 'Waterside Meadery' building and the resurfacing of the West Quay to create an off road HGV waiting area - Waterside Meadery, Wharf Road, Penzance

However, following consideration, no Member was appointed to represent the views of Penzance Council.

10. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 7:54 pm

Chair
5 June 2024