

MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 26 June 2024 in the St Piran's Room, the Penlee Centre, Penlee Park, Penzance.

PRESENT W Elliott (Chair)
B Jackson (Vice-Chair)

SJ Bosworth
MJ Durrant
S Elliott (as substitute)
NG Pengelly

Also present: Elliot Ridington (Democratic Services Officer).

20. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Reynolds who had appointed Councillor S Elliott to act as his substitute. Apologies for absence were also received from Councillor Power.

Councillor Davis 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 5 JUNE 2024

Following consideration, it was

RESOLVED that the Minutes of the meeting held on 5 June 2024 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Jackson; seconded: Councillor Bosworth)

Vote; Councillors Bosworth, Durrant, W Elliott, Jackson and Pengelly in favour. Councillor S Elliott abstained.

24. PUBLIC PARTICIPATION

A member of the public was in attendance and spoke against Application No. 5 – PA24/02532 'Minor alterations and roof conversion to offer additional accommodation. Shearwater, Parade Hill, Mousehole'.



A member of the public was in attendance and spoke against Application No. 7 – PA24/04003 'Demolition of existing rear extension & construction of replacement two storey rear extension. 36 Penlee Street, Penzance'.

25. NEW AND AMENDED PLANNING APPLICATIONS

It was unanimously

RESOLVED that Application No. 3 within Appendix B to the Agenda, PA24/04265 'Replacement windows & associated works without compliance with condition 2 of decision PA23/08639 dated 15.12.2023. Farmers Arms, Causewayhead, Penzance', be removed from Appendix B to the Agenda and, instead, considered within Appendix A to the Agenda.

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

It was then further, unanimously

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

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

Vote;

The Committee considered, in total, thirteen 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: W Elliott (Chair) B Jackson (Vice-Chair) SJ Bosworth MJ Durrant S Elliott NG Pengelly
1.	PA24/02154	Christopher Jones Cornwall Council Maritime Section Manager	Refurbishment of the Rank Building to include a larger Penzance Harbour offices, relocated marine engineering, and Chandlery. Penzance Harbour And Moorings, Penzance Harbour, Wharf Road, Penzance	No objection. Proposed - Cllr S Elliott Seconded - Cllr Pengelly	Unanimous.
2.	PA24/03814	Ms Lindsay Knuckey Cornwall Council	Application of external wall insulation and render system to external walls to improve thermal performance; new roof finish with thermal insulation and PV array; new thermally efficient windows and doors to replace existing windows and doors; new louvres to suit low carbon heating and ventilation strategy. 94 Market Jew Street, Penzance	No objection. Proposed - Cllr Pengelly Seconded - Cllr Durrant	Councillors Bosworth, W Elliott, Durrant and Pengelly in favour. Councillors S Elliott and Jackson abstained.
3.	PA24/04185	Ringham Properties Ltd	External and internal restoration and refurbishment of buildings to create mixed use development comprising cafe and offices with	No objection. Proposed - Cllr S Elliott Seconded - Cllr Bosworth	Unanimous.

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			<p>existing self-contained residential apartment retained (Class E and Class C3), including retention and reformatting of cafe at ground floor to create space for new office entrance, demolition of non-original rear extension to upper floors, proposed first floor rear extension, replacement windows to front and rear elevations, creation of rear communal terrace, with associated works</p> <p>Warrens Bakery, 10 Market Jew Street, Penzance</p>		
4.	PA24/04115	Mick And Sally Faulkner	<p>Creation of rear annexe. 8 Bullock Market Terrace, Penzance</p>	<p>Objection on the following grounds:-</p> <ol style="list-style-type: none"> 1. The overdevelopment of the site. 2. The overbearing impact upon neighbouring properties. 	Unanimous.

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				3. The overshadowing of neighbouring properties. 4. The loss of light for neighbouring properties. Proposed - Cllr S Elliott Seconded - Cllr Pengelly	
5.	PA24/02532	Mr Ashley Hudson	Minor alterations and roof conversion to offer additional accommodation Shearwater, Parade Hill, Mousehole	Objection on the following grounds:- 1. The overlooking of neighbouring properties. 2. The overbearing impact upon neighbouring properties. 3. The loss of privacy for neighbouring properties.	Unanimous.

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				<p>4. The design of the development not representing the local vernacular.</p> <p>Proposed - Cllr Bosworth Seconded - Cllr S Elliott</p>	
6.	PA24/03892	Mr A Williams	<p>Dormer extension on rear roof slope. Rooflights in front roof slope. Formation of terrace on existing rear extension.</p> <p>8 Treneglos Terrace, Newlyn</p>	<p>Objection on the following grounds:-</p> <ol style="list-style-type: none"> 1. The overlooking of neighbouring properties. 2. The loss of privacy for neighbouring properties. 3. The loss of light for neighbouring properties. 4. The detrimental impact upon the residential amenity of 	Unanimous.



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				neighbouring properties. Proposed - Cllr W Elliott Seconded - Cllr Bosworth	
7.	PA24/04003	Tara Stevens	Demolition of existing rear extension & construction of replacement two storey rear extension 36 Penlee Street, Penzance	Objection on the following grounds:- 1. The overbearing impact upon neighbouring properties. 2. The overlooking of neighbouring properties. 3. The loss of light for neighbouring properties. 4. The overdevelopment of the site. 5. The detrimental impact upon the residential amenity of	Unanimous.

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				neighbouring properties. Proposed - Cllr Bosworth Seconded - Cllr S Elliott	
8.	PA24/04444	Mr & Mrs Crow	Alterations and extension to dwelling without compliance with condition 2 of decision notice PA21/07051 dated 08.12.2021 without compliance with condition 1 of decision notice PA23/08595 dated 18.12.2023. Chy-An-Ryn, Love Lane, Mousehole	No objection. Proposed - Cllr S Elliott Seconded - Cllr Jackson	Councillors S Elliott, W Elliott, Jackson and Pengelly in favour. Councillors Bosworth and Durrant against.
9.	PA24/04241	Mr J. Barrett JB Construction SW Ltd	Ground Floor Extension, Garden Office, Off-Street Parking & Associated Works 9 Lidden Crescent, Penzance	No objection. Proposed - Cllr S Elliott Seconded - Cllr Durrant	Unanimous.
10.	PA24/03402 AND PA24/03403	Mr and Mrs Mr M Wood and Mrs C	Minor internal alterations, insertion of rooflights to rear annex east slope, insertion of replacement	No objection. Proposed - Cllr Pengelly	Unanimous.

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	LSTD BLDG	Crosland	doors to rear elevation 12 North Parade, Penzance	Seconded - Cllr W Elliott	
11.	PA24/04124	Mr K Allerfeldt	Construction of Garden Room & Associated Works The Garden House, The Parade, Mousehole	Objection on the grounds that the development is out of keeping within the Mousehole Conservation Area. Proposed - Cllr S Elliott Seconded - Cllr Bosworth	Unanimous.
12.	PA24/03954 LSTD BLDG	Ambrose And Celia Miller	Chimney works and repointing Keigwin, Keigwin Place, Mousehole	No objection. Proposed - Cllr S Elliott Seconded - Cllr Durrant	Unanimous.
13.	PA24/04265 WINDOWS	Mr N. Balloch	Replacement windows & associated works without compliance with condition 2 of decision PA23/08639 dated 15.12.2023. Farmers Arms, Causewayhead, Penzance	No objection subject to the Historic Environment Planning Service being satisfied with the proposals.	Unanimous.

26. 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:-

PA24/01866 - Land South of Prospect Bungalow, Paul - Application for Permission in Principle for the erection of a new dwelling

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

(Councillors Will Elliott and Reynolds in favour.)

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

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

28. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 7:50 pm

Chair
17 July 2024