

MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 9 October 2024 in the St Piran's Room, the Penlee Centre, Penlee Park, Penzance.

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

SJ Bosworth
NA Davis
NG Pengelly
SJ Reynolds

Also present: Elliot Ridington (Democratic Services Officer).

65. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Power.

66. TO RECEIVE DECLARATIONS OF INTEREST

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

Councillor Reynolds declared a non-registerable interest in Application No. 1. – PA24/06493 'Change of use of existing vacant commercial/retail unit to 8no. 1 bedroom apartments with ground floor commercial/retail space. 28 - 30 Market Place, Penzance' as he was a Director of Penzance Regeneration Company Ltd (the applicant) in his capacity as Penzance Town Mayor. He then left the meeting for the duration of this item.

Councillor Reynolds also declared a non-registerable interest in Application No. 8 – PA24/03702 'Replacement of lighting to new LED energy efficient lighting in the front and back of house areas. Lloyds Bank Plc, Market House Gallery, Market Place, Penzance' as he was a Director of Penzance Regeneration Company Ltd (the landlord of the applicant) in his capacity as Penzance Town Mayor. He then left the meeting for the duration of this item.

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

There were no confidential matters to be considered.

68. TO APPROVE THE MINUTES OF MEETING HELD ON 18 SEPTEMBER 2024

Following consideration, it was

RESOLVED that the Minutes of the meeting held on 18 September 2024 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Reynolds; seconded: Councillor Jackson)



Vote; Four in favour. Two abstentions.

69. PUBLIC PARTICIPATION

A member of the public was in attendance and spoke in favour of Application No. 2 – PA24/07176 ‘Demolition of the existing garages and construction of two new semidetached 3 bed dwellings. Land SE Pembroke Cottages, Fore Street, Newlyn’.

70. 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 Agenda be approved.

(Proposed: Councillor Bosworth; seconded: Councillor Davis)

The Committee considered, in total, eight 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 NA Davis NG Pengelly SJ Reynolds</p>
1.	PA24/06493	Susan Stuart, Penzance Regeneration Company Limited	Change of use of existing vacant commercial/retail unit to 8no. 1 bedroom apartments with ground floor commercial/retail space. 28 - 30 Market Place, Penzance	<p>No objection, subject to action being taken to:-</p> <ul style="list-style-type: none"> i) Address the fact that the proposed Unit 1.4 does not meet the absolute minimum space standard as defined within the 'Technical Housing Standards – Nationally Described Space Standard' document. ii) Ensure that a lift is installed to allow for access for disabled people. <p>Proposed - Cllr W Elliott Seconded - Cllr Jackson</p>	<p>Councillors W Elliott and Jackson in favour. Councillor Davis against. Councillors Bosworth and Pengelly abstained. Councillor Reynolds was not present for this item.</p>

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: W Elliott (Chair) B Jackson (Vice-Chair) SJ Bosworth NA Davis NG Pengelly SJ Reynolds
2.	PA24/07176	Mr Scott Davidson iStay Property Ltd	Demolition of the existing garages and construction of two new semidetached 3 bed dwellings. Land SE Pembroke Cottages, Fore Street, Newlyn	No objection. Proposed - Cllr Davis Seconded - Cllr Reynolds	Unanimous.
3.	PA24/06139	Mr & Mrs A & S Jose	Construction of two-storey side extension, replacement of the roof covering and replacement windows and doors. Dun-Donal, The Carn, Newlyn	No objection. Proposed - Cllr Davis Seconded - Cllr Bosworth	Unanimous.
4.	PA24/07417	Mr Jon Julian, Live West Homes Limited	Non material amendment in relation to Decision Notice PA21/05591 dated 14/07/22 - Amendments include Site Layout Alterations, Elevational and Sectional Amendments, Building Block alterations and Site Layout and External Work changes. Arthur House, Polmeere Road,	No objection. Proposed - Cllr W Elliott Seconded - Cllr Reynolds	Unanimous.

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			Penzance		
5.	PA24/07262	Mr S Laity	Replacement single storey rear extension and detached garage being a revised scheme from the existing extant planning approval ref: W1/05/P/0675. 11 Tremenheere Road, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Bosworth	Unanimous.
6.	PA24/07392	Mr & Mrs Jack Shannon	Single-storey rear extension and alteration of windows/doors. 1 Provis Road, Penzance	No objection. Proposed - Cllr Bosworth Seconded - Cllr Jackson	Unanimous.
7.	PA24/07246	Mr A Newton	Installation of pitched roof dormers, removal of lean-to structure, external alterations & associated works without compliance with Condition 2 of decision notice PA22/06817 dated 14.09.2022. 6 Greenbank, Alverton Road, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Davis	Unanimous.



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8.	PA24/03702 LSTD BLDG	Ms Machal Farouk Husain, Mitie Technical Facilities Management	Replacement of lighting to new LED energy efficient lighting in the front and back of house areas. Lloyds Bank Plc, Market House Gallery, Market Place, Penzance	Objection on the grounds that the proposal is detrimental to the heritage asset. Proposed - Cllr W Elliott Seconded - Cllr Davis	Councillors Bosworth, Davis and W Elliott in favour. Councillor Pengelly against. Councillor Jackson abstained. Councillor Reynolds was not in attendance for this item.

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

No responses had been provided under the 'local council protocol' since the previous meeting of this Committee.

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

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

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

At the meeting of the 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.

This Committee, at its meeting held on 28 June 2023, subsequently resolved to circulate a letter alongside the draft Neighbourhood Plan and further resolved that the document be considered annually in order to allow it to be recirculated if necessary. The letter was therefore set out at Appendix 1 to this report.

During the debate, it was highlighted that the Planning Inspector was due to publish her report into the proposed Neighbourhood Plan during the week commencing 14 October and that it would be subject to referendum shortly after. It was therefore suggested that any communication with agents and developers be deferred until such time that the Neighbourhood Plan was adopted and represented a material planning consideration.

Following consideration, it was unanimously

RESOLVED that any communication with agents and developers be deferred until such time that the Neighbourhood Plan is adopted and represents a material planning consideration.

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

74. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 7:29 pm



Chair
30 October 2024