

**MINUTES OF THE PLANNING COMMITTEE MEETING** held at 7:00 pm on Wednesday 18 September 2024 in the St Piran's Room, the Penlee Centre, Penlee Park, Penzance.

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

NG Pengelly (from 7.04 pm)  
J Power  
SJ Reynolds (until 7.19 pm)

Also present: Elliot Ridington (Democratic Services Officer).

**56. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bosworth and Pengelly.

Councillor Davis was absent without having provided apologies.

**57. 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. PA24/06901 – 'Non material amendment in relation to Decision Notice PA22/11412 dated 21/08/24 - Amendments to access bridge. Cornwall Site Allocations Development Plan Document: Allocation PZ-H4, Trannack'. These interests were declared due to his being a member of the 'Save Heamoor from Excess Development' group which was opposed to the substantive application and due to his property being located in close proximity to the proposed development. He then left the meeting for the duration of this item.

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

There were no confidential matters to be considered.

**59. TO APPROVE THE MINUTES OF MEETING HELD ON 28 AUGUST 2024**

Following consideration, it was

**RESOLVED** that the Minutes of the meeting held on 28 August 2024 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Reynolds; seconded: Councillor Jackson)

Vote; Councillors W Elliott, Jackson and Reynolds in favour. Councillor Power abstained. Councillor Pengelly was not present for this item.

**60. PUBLIC PARTICIPATION**

There was no public participation.

**61. NEW AND AMENDED PLANNING APPLICATIONS**

Following consideration, it was unanimously

**RESOLVED** that Application No. 3 set out within Appendix B to the Agenda, 'PA24/07002 - Works to Trees covered by a Tree Preservation Order (TPO) - T1 - Alder - Removal. T2 - Oak - Removal. T3 - Leylandii - Removal. T4 - Ash - Removal of x2 branches. Trefelyn, 32 Cardinnis Road, Penzance, be considered within Appendix A to the Agenda.

(Proposed: Councillor Reynolds; seconded: Councillor Power)

(Councillor Pengelly was not present for this item.)

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 Reynolds; seconded: Councillor Power)

(Councillor Pengelly was not present for this item.)

The Committee considered, in total, ten 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) NG Pengelly J Power SJ Reynolds
1.	<a href="#">PA24/06447</a>	Mr G Willbye	First floor rear extension to replace existing terrace. <b>Chy An Mor, 8 Rock Road, Penzance</b>	No objection.  <b>Proposed - Cllr Power Seconded - Cllr Jackson</b>	<b>Unanimous. (Councillor Pengelly was not present for this item.)</b>
2.	<a href="#">PA24/06538</a>	James & Michelle Coulstock & Hutchinson	'Conversion of the former Methodist Sunday School building to three dwellinghouses' without compliance of condition 2 of decision PA24/02687 dated 02/07/2024. <b>The Former Methodist Sunday School, Chapel Street, Mousehole</b>	No objection.  <b>Proposed - Cllr Reynolds Seconded - Cllr Power</b>	<b>Councillors W Elliott, Jackson, Power and Reynolds in favour. Councillor Pengelly abstained.</b>
3.	<a href="#">PA24/05429</a>	Mrs V Marriott	Replacement dwelling <b>Old Orchard, Trungle, Paul</b>	No objection.  <b>Proposed - Cllr W Elliott Seconded - Cllr Reynolds</b>	<b>Unanimous.</b>
4.	<a href="#">PA24/06487</a>	Mr C Durham	Refurbishment of Existing Second Floor Apartment, Creation of New First Floor Apartment & Associated Works.	No objection.  <b>Proposed – Cllr Reynolds Seconded - Cllr Power</b>	<b>Unanimous.</b>

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT:  W Elliott (Chair) B Jackson (Vice-Chair) NG Pengelly J Power SJ Reynolds
			<b>Flat Above 29 Market Jew Street, Penzance</b>		
5.	<a href="#">PA24/06631</a>	Mr David Evans	Removal of existing garage and erection of new garage on existing footprint. <b>Tremont, School Lane, Gulval</b>	No objection.  <b>Proposed - Cllr W Elliott Seconded - Cllr Jackson</b>	<b>Councillors W Elliott and Jackson in favour. Councillors Pengelly, Power and Reynolds abstained.</b>
6.	<a href="#">PA24/06821</a>	Mr James Vernon	Conversion of store to garage with flat over without compliance with condition 3 of decision 97/P/0057/F dated 27.03.1997. <b>Flat 3, R/O 19 New Road, Newlyn</b>	No objection.  <b>Proposed - Cllr Reynolds Seconded - Cllr Power</b>	<b>Unanimous.</b>
7.	<a href="#">PA24/06945</a>	Mrs W Luke	Construction of rear ground floor extension to replace the existing conservatory. <b>Trelawn, Trythogga, Gulval</b>	No objection.  <b>Proposed - Cllr Power Seconded - Cllr Jackson</b>	<b>Unanimous.</b>
8.	<a href="#">PA24/06746</a> AND <a href="#">PA24/06747</a> <b>LSTD BLDG</b>	Dr Jonathan West	Replacement of 2 x first floor windows on the north-west elevation; Replacement of 1 first floor window on the north-east elevation; and removal of steel	No objection.  <b>Proposed - Cllr Power Seconded - Cllr W Elliott</b>	<b>Unanimous.</b>

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT:  W Elliott (Chair) B Jackson (Vice-Chair) NG Pengelly J Power SJ Reynolds
			columns at basement level on the south-east elevation to be replaced with hardwood stop chamfered gallows brackets. <b>Harbour Edge, South Cliff, Mousehole</b>		
9.	<a href="#">PA24/06901</a>	Jozie Bannister, Devonshire Homes Ltd	Non material amendment in relation to Decision Notice PA22/11412 dated 21/08/24 - Amendments to access bridge. <b>Cornwall Site Allocations Development Plan Document: Allocation PZ-H4, Trannack</b>	No objection.  <b>Proposed - Cllr Pengelly Seconded - Cllr W Elliott</b>	<b>Unanimous.</b> <b>(Councillor Reynolds was not present for this item.)</b>
10.	<a href="#">PA24/07002</a> <b>TREES</b>	Mrs Rebekah Williams	Works to Trees covered by a Tree Preservation Order (TPO) - T1 - Alder - Removal. T2 - Oak - Removal. T3 - Leylandii - Removal. T4 - Ash - Removal of x2 branches. <b>Trefelyn, 32 Cardinnis Road, Penzance</b>	Objection on the grounds that no justification has been provided for the removal of the oak tree (T2).  <b>Proposed - Cllr Power Seconded - Cllr Reynolds</b>	<b>Unanimous.</b> <b>(Councillor Pengelly was not present for this item.)</b>

**62. 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:-

PA23/04865 - 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

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

(No responses were provided by Members of the Committee.)

**63. APPOINTMENT OF MEMBER(S) TO REPRESENT PENZANCE COUNCIL**

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

**64. MATTERS ARISING FOR REPORT ONLY**

A Member made reference to the item entitled 'Proposed Letter to Agents and Developers' considered by the Committee at its meeting held on 28 June 2023, where it was resolved that it would be considered by this Committee at its first meeting in each municipal year to allow a letter to be sent to any additional agents and developers undertaking works within the parish. As the item had not been considered by the Committee during this municipal year, it was requested that it be added to the Agenda for the next meeting.

Meeting closed at 7:24 pm

Chair  
9 October 2024