

MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 8 January 2025 in the Alverne Room, St John's Hall, Alverton Street, Penzance.

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

NA Davis
NG Pengelly
SJ Reynolds

Also present: Elliot Ridington (Democratic Services Officer).

102. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Bosworth.

Councillor Power was absent without having provided apologies.

103. TO RECEIVE DECLARATIONS OF INTEREST

There were no declarations of interest.

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

There were no confidential matters to be considered.

105. TO APPROVE THE MINUTES OF MEETING HELD ON 11 DECEMBER 2024

Following consideration, it was

RESOLVED that the Minutes of the meeting held on 11 December 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 Davis abstained.

106. PUBLIC PARTICIPATION

A member of the public was in attendance and spoke against Application No. 1 – PA24/08901 'Listed building consent to demolish the building. Ganges Tandoori Restaurant, 18 Chapel Street, Penzance.'

A member of the public was in attendance and spoke in favour of Application No. 2 – PA24/09780 – 'Application for Permission in Principle for up to 8 flats/accommodation (maximum of 8, minimum of 1), excluding ground floor. Former Ice Works, 64 The Strand, Newlyn.'



107. NEW AND AMENDED PLANNING APPLICATIONS

Following consideration, it was unanimously

RESOLVED that Application No. 3 - PA24/09572 'Works to trees in a conservation area (CA), works include T1 Mature Monterey Cypress. Intend to fell because its outgrown location. 9 Albert Terrace, Penzance' be removed from Appendix B to the Agenda and instead considered within Appendix A to the Agenda.

(Proposed: Councillor Reynolds; seconded Councillor Jackson)

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 Pengelly)

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) NA Davis NG Pengelly SJ Reynolds
1.	PA24/08901 LISTED BLDG	Mr Phil Hosen	To demolish the building. Ganges Tandoori Restaurant, 18 Chapel Street, Penzance	Objection on the following grounds:- i) No heritage statement has been provided in relation to the proposal in contravention of paragraph 207 of the National Planning Policy Framework. ii) There is apparent evidence of neglect of the building in contravention of Paragraph 209 of the National Planning Policy Framework. iii) No proposal for future use of the site has been	Unanimous.



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				<p>provided in contravention of paragraph 219 of the National Planning Policy Framework.</p> <p>iv) The total loss of the heritage asset with no substantial public benefit in contravention of paragraph 214 of the National Planning Policy Framework.</p> <p>v) The harm to the setting of the neighbouring listed buildings and the historic character of Chapel Street as a whole.</p> <p>Proposed - Cllr Reynolds</p>	

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				Seconded - Cllr Pengelly	
2.	PA24/09780	W Stevenson & Sons Ltd	Application for Permission in Principle for up to 8 flats/accommodation (maximum of 8, minimum of 1), excluding ground floor. Former Ice Works, 64 The Strand, Newlyn	No objection. Proposed - Cllr Davis Seconded - Cllr Jackson	Councillors Davis, W Elliott and Jackson in favour. Councillor Reynolds against. Councillor Pengelly abstained.
3.	PA24/09592	Ms V Ives	Proposed two-storey rear extension and associated internal alterations Capistrano, 1 Chyandour Square, Penzance	This application had been deemed to be invalid by the Local Planning Authority and so was not considered by the Committee.	
4.	PA24/06519	Mr & Mrs Ian & Louise Wesley + McCarthy	Re-building of rear extension, alterations and re-configuration to existing property. 11 Marine Terrace, Promenade, Penzance	No objection. Proposed - Cllr Davis Seconded - Cllr Reynolds	Unanimous.
5.	PA24/09371	Kinnaird Hall	Change of use of Kinnaird Hall Vacant Building into 2 dwellings.	No objection.	Unanimous.

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			Kinnaird Hall, Chapel Street, Penzance	Proposed - Cllr Davis Seconded - Cllr Reynolds	
6.	PA24/06051 AMENDED PLANS	Mrs Emily Jane	Proposed extensions & alterations. Meridian, Cliff Road, Mousehole	No objection. Proposed - Cllr Reynolds Seconded - Cllr Davis	Unanimous.
7.	PA24/09401	Mr D Bales, Moore Professional Ltd	Construction of replacement garage & associated works. The Old Watch House, 6 Carn Todden, Mousehole	No objection. Proposed - Cllr Davis Seconded - Cllr Reynolds	Unanimous.
8.	PA24/09339	Mr Jon Julian, Live West Homes Ltd	'Proposed residential development to provide 14 new homes along with open space for residents, parking and associated highway and drainage infrastructure' without compliance with Condition 2 of decision notice PA21/05591 dated 14/07/22. Arthur House, Polmeere Road, Penzance	No objection. Proposed - Cllr W Elliott Seconded - Cllr Jackson	Unanimous.

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9.	PA24/08878	Noel Reader	To extend garage across the width of the garden. To replace asbestos roof and rotten supports. 9 Tolver Place, Penzance	No objection. Proposed - Cllr Pengelly Seconded - Cllr Reynolds	Unanimous.
10.	PA24/09229 AND PA24/09230 LISTED BLDG	Mr Chris Hibbert Borlase Smart John Wells Trust	Alterations to existing off-street parking area to provide 2 vehicle spaces with improved access and electric vehicle charging points. Anchor Studio, Trewarveneth Street, Newlyn	No objection. Proposed - Cllr W Elliott Seconded - Cllr Davis	Unanimous.
11.	PA24/09653	Mr & Ms James & Jones	Non-material amendment in relation to decision notice PA23/01377 dated 28.06.2023 for amendment of approved pitched roof eaves detail to a traditional eaves detail with exposed fascia and gutters. 32 Lower Gurnick Road, Newlyn	No objection. Proposed - Cllr Reynolds Seconded - Cllr Pengelly	Unanimous.
12.	PA24/09194 LISTED BLDG	Mr J Lawson, Ravendene Ltd	Replacement suspended ceiling. 7 The Greenmarket, Penzance	No objection. Proposed - Cllr Reynolds	Unanimous.



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				Seconded - Cllr Jackson	
13.	PA24/09572 TREES	Mrs Cynthia Collingwood	Works to trees in a conservation area (CA), works include T1 Mature Monterey Cypress. Intend to fell because its outgrown location. 9 Albert Terrace, Penzance	Objection due to the loss of a veteran tree which is prominently visible on the Penzance skyline in contravention of Policy 23 (3(e)) of the Cornwall Local Plan. Proposed - Cllr Reynolds Seconded - Cllr Jackson	Councillors Jackson, Pengelly and Reynolds in favour. Councillor Davis against. Councillor W Elliott abstained.

108. 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:-

PA24/04013 - Construction of 77 affordable residential units including associated works with alterations to the existing approved layout (Previous reference PA20/01533) without compliance with conditions 2, 6, 13 and 16 of decision notice PA21/11940 dated 16.12.2022 - Land Adjacent To A30, St Clare, Penzance

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

(Councillor W Elliott in favour.)

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

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

110. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 7:40 pm

Chair
29 January 2025