

**MINUTES OF THE PLANNING COMMITTEE MEETING** held at 7:00 pm on Wednesday 19 February 2025 in the Alverne Room, St John's Hall, Alverton Street, Penzance.

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

NG Pengelly (from 7.05 pm)  
SJ Reynolds

Also present: Elliot Ridington (Democratic Services and Governance Officer).

**120. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Bosworth, Davis and Power.

**121. TO RECEIVE DECLARATIONS OF INTEREST**

There were no declarations of interest.

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

There were no confidential matters to be considered.

**123. TO APPROVE THE MINUTES OF MEETING HELD ON 29 JANUARY 2025**

Following consideration, it was unanimously

**RESOLVED** that the Minutes of the meeting held on 29 January 2025 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Reynolds; seconded: Councillor Jackson)

**124. PUBLIC PARTICIPATION**

Four members of the public were in attendance and spoke against Application No. 1 – PA25/00085 'Outline planning application with some matters reserved (appearance, landscaping, layout and scale) for the development of up to 140 dwellings (including affordable housing); accessed off the A3071, alongside the provision of open space, ecological mitigation, and supporting infrastructure. Land North of the A3071, Castle Horneck, Penzance'.

A member of the public was in attendance and spoke in favour of Application No. 2 – PA25/00645 'Outline Planning Permission with some matters reserved (appearance, landscaping, layout and scale) for proposed development of up to 72 extra care apartments (C3) and associated works. John Daniels Adult Training Centre, Roscadghill Road, Heamoor'.



A member of the public was in attendance and spoke against Application No. 6 – PA25/00949 ‘Demolition of existing rear extension & construction of replacement partial two storey rear extension. 36 Penlee Street, Penzance’.

**125. 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 Pengelly; seconded: Councillor Jackson)

The Committee considered, in total, eleven 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 SJ Reynolds
1.	<a href="#">PA25/00085</a>	Mr Jeremy Campling, South West Strategic Developments (SWSD)	Outline planning application with some matters reserved (appearance, landscaping, layout and scale) for the development of up to 140 dwellings (including affordable housing); accessed off the A3071, alongside the provision of open space, ecological mitigation, and supporting infrastructure. <b>Land North of the A3071, Castle Horneck, Penzance</b>	Objection on the following grounds:-  i) The poor integration of the site within the local public transport network and the unsafe pedestrian access, in conflict with Policy T1 of the Climate Emergency Development Plan Document.  ii) The loss of Grade 2 Agricultural Land in conflict with Paragraph 187(b) of the National Planning Policy Framework, particularly the failure to recognise <i>'the</i>	<b>Councillor W Elliott, Jackson and Reynolds in favour. Councillor Pengelly against.</b>



	<b>APP. NO.</b>	<b>APPLICANT</b>	<b>DEVELOPMENT</b>	<b>DECISION</b>	<b>RECORDED VOTE CLLRS PRESENT:</b>  <b>W Elliott (Chair) B Jackson (Vice-Chair) NG Pengelly SJ Reynolds</b>
				<i>economic and other benefits of the best and most versatile agricultural land’.</i>  <b>Proposed - Cllr Reynolds Seconded - Cllr Jackson</b>	
2.	<a href="#">PA25/00645</a>	Cornwall Council	Outline Planning Permission with some matters reserved (appearance, landscaping, layout and scale) for proposed development of up to 72 extra care apartments (C3) and associated works. <b>John Daniels Adult Training Centre, Roscadghill Road, Heamoor</b>	1. No objection to the principle of the site being used for extra care apartments which is in compliance with Policy H9 of the emerging Penzance Neighbourhood Plan. However, 100% of any dwellings provided should be reserved for residents with a local connection.	<b>Unanimous.</b>

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				<p>2. Should the development be approved, a condition should be included to require that the Safe and Well Hub is provided with suitable alternative accommodation prior to the commencement of any works.</p> <p><b>Proposed - Cllr Reynolds</b> <b>Seconded - Cllr Jackson</b></p>	
3.	<a href="#">PA25/00688</a>	Trustees of the JH Bennetts Ltd No 2 Pension Scheme	Permission in principle for construction of up to 7 dwellings [minimum of 4, maximum of 7]. <b>Bennetts Gas Supplies, Chyandour Lane, Penzance</b>	No objection.  <b>Proposed - Cllr W Elliott</b> <b>Seconded - Cllr Pengelly</b>	<b>Unanimous.</b>
4.	<a href="#">PA25/00828</a>	Ms. Carol Filby	Design alterations to previously approved application for the construction of extensions and	No objection subject to the glazing and/or design of the first floor windows on the	<b>Unanimous.</b>



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			alterations <b>Trevcarhilly, Gear Hill, Gulval</b>	south east elevation being that which will prevent light spill in order to comply with Policy DDH3 of the emerging Penzance Neighbourhood Plan.  <b>Proposed - Cllr Reynolds Seconded - Cllr W Elliott</b>	
5.	<a href="#">PA25/00440</a>	Mrs A Swash	Proposed mezzanine floor extension. <b>Annexe, Regent Cottage, Regent Terrace, Penzance</b>	No objection.  <b>Proposed - Cllr W Elliott Seconded - Cllr Reynolds</b>	<b>Unanimous.</b>
6.	<a href="#">PA25/00949</a>	Tara Stevens	Demolition of existing rear extension & construction of replacement partial two storey rear extension. <b>36 Penlee Street, Penzance</b>	Objection on the following grounds:-  1. The overbearing impact upon neighbouring properties. 2. The overlooking of neighbouring properties.	<b>Unanimous.</b>



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				3. The loss of light for neighbouring properties. 4. The overdevelopment of the site. 5. The detrimental impact upon the residential amenity of neighbouring properties.  <b>Proposed - Cllr Pengelly Seconded - Cllr Reynolds</b>	
7.	<a href="#">PA25/00777</a>	Mr William Dawson	Internal renovation of existing dwelling. <b>50 The Strand, Newlyn</b>	No objection.  <b>Proposed – Cllr Reynolds Seconded - Cllr Pengelly</b>	<b>Unanimous.</b>
8.	<a href="#">PA25/00705</a>	Mr Andrew Selleck, Sselect Nicholls Limited	Non-material amendment in relation to Decision Notice PA21/10752 dated 05/05/22 - Minor adjustments to design and position of window at ground floor level to Bedroom 2 on the North	No objection.  <b>Proposed - Cllr Reynolds Seconded - Cllr Pengelly</b>	<b>Unanimous.</b>

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			elevation and installation of a single rooflight into the north facing roof-slope over first-floor Apartment 8. <b>Petrellen Court, Penrose Terrace, Penzance</b>		
9.	<a href="#">PA25/00590</a> AND <a href="#">PA25/00591</a> <b>LISTED BLDG</b>	Mrs Yvonne Davies	Erection of a replacement conservatory extension (amended design) and a greenhouse. <b>The Coach House, Alverton Road, Penzance</b>	No objection subject to the comments of the Historic Environment Planning Service being addressed.  <b>Proposed - Cllr Reynolds Seconded - Cllr W Elliott</b>	<b>Unanimous.</b>
10.	<a href="#">PA24/09404</a> <b>LISTED BLDG</b>	Mr Andrew Beard	New stone threshold to false door to Flat 1 and replacement stable door to Flat 3. <b>Hutchens House, Mousehole Lane, Paul</b>	No objection.  <b>Proposed - Cllr Reynolds Seconded - Cllr W Elliott</b>	<b>Unanimous.</b>
11.	<a href="#">PA25/00497</a> <b>LISTED BLDG</b>	c/o Agent South West Water Limited	To lay a new sewer through a shop which is Grade II Listed and down a pavement which is also Grade II Listed. The works are likely to be	No objection.  <b>Proposed - Cllr Pengelly Seconded - Cllr Reynolds</b>	<b>Unanimous.</b>





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			classed as emergency as the manhole chamber which SWW are picking up is at constant risk of flooding, the chamber is inside the shop. <b>38 Market Place, Penzance</b>		

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

There had been no responses provided under the 'local council protocol' since the last meeting of the Committee.

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

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

**128. MATTERS ARISING FOR REPORT ONLY**

There were no matters arising for report.

Meeting closed at 8:04 pm

Chair  
12 March 2025