

MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 2 April 2025 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
J Power
SJ Reynolds

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

138. APOLOGIES FOR ABSENCE

There were no apologies for absence.

139. 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 – PA25/01303 'Change of use and redevelopment of land to provide Park and Cycle facilities with site access upgrades and associated works. The Former Ponsandane Sidings, Eastern Green' as he was a member of the Sustainable Travel Working Group of the Penzance Town Deal Board which had taken part in the development of the proposal. He therefore left the meeting for the duration of the item.

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

There were no confidential matters to be considered.

141. TO APPROVE THE MINUTES OF MEETING HELD ON 12 MARCH 2025

Following consideration, it was

RESOLVED that the Minutes of the meeting held on 12 March 2025 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Power; seconded: Councillor Reynolds)

Vote; Councillors W Elliott, Jackson, Pengelly, Power and Reynolds in favour. Councillors Bosworth and Davis abstained.

142. PUBLIC PARTICIPATION



There was no public participation.

143. 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 Power; seconded: Councillor Jackson)

The Committee considered, in total, fifteen 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 NA Davis NG Pengelly J Power SJ Reynolds |
| 1. | PA25/01303 | Ms Rebecca Riley Cornwall Council | Change of use and redevelopment of land to provide Park and Cycle facilities with site access upgrades and associated works. The Former Ponsandane Sidings, Eastern Green | No objection. However, this Council is of the view that:- <ul style="list-style-type: none"> i) Any works to the bridge should allow for the provision of wheelchair access; ii) Provision should be made for Beryl Bays; iii) Provision should be made for electric vehicle charging points; and iv) Free overnight parking should be provided. Proposed - Cllr Power Seconded - Cllr Pengelly | Unanimous. (Councillor Reynolds was not present for this item.) |



| | APP. NO. | APPLICANT | DEVELOPMENT | DECISION | RECORDED VOTE CLLRS PRESENT: |
|----|----------------------------|---|--|---|--|
| | | | | | <p>W Elliott (Chair) B Jackson (Vice-Chair) SJ Bosworth NA Davis NG Pengelly J Power SJ Reynolds</p> |
| 2. | PA25/01601 | Property Star Investments Ltd | Demolition of Existing Garages and Erection of 4 Residential Dwellings. Land Off Bolitho Road, Heamoor, Penzance | No objection. Proposed - Cllr Bosworth Seconded - Cllr Reynolds | Unanimous. |
| 3. | PA25/01835 | Mr Hugh Bredenkamp And Mrs Edith Boehler | Proposed minor alterations and with modest natural slate covered single storey rear extension. 24 New Street, Penzance | No objection. Proposed - Cllr Davis Seconded - Cllr Power | Unanimous. |
| 4. | PA25/01828 | Mr Nicholas Clift, Rotary Club of Penzance | Centenary commemoration project - installation of a green painted buoy with information plaque and donation box. Land Adjacent to Battery and War Memorial, Battery Road, Penzance | 1. Objection due to the proposed location of the installation within the centre of a public space used for both festivals and commemorative events, i.e. the Golowan Festival and the Remembrance Sunday Service, in conflict with paragraph 96(b) of | Unanimous. |

| | APP. NO. | APPLICANT | DEVELOPMENT | DECISION | RECORDED VOTE CLLRS PRESENT: W Elliott (Chair) B Jackson (Vice-Chair) SJ Bosworth NA Davis NG Pengelly J Power SJ Reynolds |
|----|----------------------------|----------------------------|---|---|--|
| | | | | <p>the National Planning Policy Framework.</p> <p>2. It is recommended that the installation be located elsewhere.</p> <p>Proposed - Cllr Reynolds Seconded - Cllr Pengelly</p> | |
| 5. | PA25/02200 | Mrs Nadine Nicholls | Provision of self contained annexe within approved garage conversion, for family and holiday guests. Tresco, 6 Gurnick Estate, Newlyn | No objection. Proposed - Cllr Davis Seconded - Cllr Jackson | Unanimous. |
| 6. | PA25/01437 | Mr Mark And Mrs Emma Rowse | Proposed deconversion of property previously converted into 5 flats back to single self-build and custom build dwelling for use as a family home. Alverne Hay, Alexandra Road, Penzance | No objection. Proposed – Cllr Power Seconded - Cllr Davis | Unanimous. |

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|----|----------------------------|--|--|--|--|
| 7. | PA25/01841 | Mr T Boulton The Trustees of The MusicAbility Foundation | Proposed change of use for whole building to Sui Generis (venue for live music performance), E (c, e, g (i)), F1 (e) and F2 (b). Reconfiguration of ground floor space, construction of temporary timber access ramp and renovation of existing windows internally and installation of secondary glazing without compliance of condition 2 of decision notice PA22/11075 dated 15.02.2024 Musicability Centre, 10 Parade Street, Penzance | No objection. Proposed – Cllr Reynolds Seconded - Cllr Power | Unanimous. |
| 8. | PA25/01614 | Mr & Mrs Buckland and Mr & Mrs Davies | Proposed alterations and extensions to the dwellings. 15 and 16 The Close, Penzance | No objection. Proposed - Cllr Bosworth Seconded - Cllr Jackson | Unanimous. |
| 9. | PA25/01817 | Mr & Mrs L Attwood | Proposed rear dormer extension to serve loft conversion, rooflights in front roof slope. | No objection. Proposed - Cllr Power | Unanimous. |

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|-----|---|--|--|---|--|
| | | | 8 Rosevale Estate, Penzance | Seconded - Cllr Bosworth | |
| 10. | PA25/01418 | Mr Sean Irwin | Rear extension to dwelling 4 Penlee View Terrace, Penzance | No objection. Proposed - Cllr Reynolds Seconded - Cllr Davis | Unanimous. |
| 11. | PA25/02182 AND PA25/02181 LISTED BLDG | Mr and Mrs Richard and Irene Sowerbutts | Construction of replacement garage, re-roofing, secondary glazing and internal works to GII listed house. West Lodge, Alverton Road, Penzance | No objection. Proposed - Cllr Pengelly Seconded - Cllr Power | Unanimous. |
| 12. | PA25/00400 | Mr Alan Macfeely | Replace the outer wall of the kitchen. We would render it so as to look exactly the same as the rest of the house. We would like to close-up the back door in the kitchen and move the door to the back of the house. 3 Leskinnick Place, Penzance | No objection. Proposed - Cllr Reynolds Seconded - Cllr Bosworth | Unanimous. |

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| 13. | PA25/01503 LSTD BLDG | Mr John Rubens | Removal of existing paint, repair and cleaning of the front (west) facade of the building, repainting of the front facade, repainting and repair as necessary of windows and removal of vegetation from gutters and repair if needed Baptist Church, Clarence Street, Penzance | No objection. Proposed - Cllr Power Seconded - Cllr Reynolds | Unanimous. |
| 14. | PA25/01029 | Mr Anthony Bate | Proposed demolition of existing garage. 12 Mennaye Road, Penzance | No objection. Proposed - Cllr Davis Seconded - Cllr Reynolds | Unanimous. |
| 15. | PA25/01698 LISTED BLDG | Mr Trystan-Ross Pooley-Tolkien-Williams Allied Acquisitions Limited | Internal decoration/modification and minor shopfront alterations. Halifax, 13 Market Jew Street, Penzance | No objection. Proposed - Cllr Reynolds Seconded - Cllr Power | Unanimous. |

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

Since the last meeting of the Committee, the following responses had been provided in relation to an application considered under the Local Council Protocol:-

PA24/09328 - Application for change of use from C2 (assisted support living) to C3 (residential dwelling house) - Lydhurst, Hea Road, Heamoor

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

(Councillors W Elliott and Reynolds in favour.)

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

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

(Councillor W Elliott in favour. Councillor Reynolds abstained, having declared an interest.)

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

Following consideration, it was unanimously

RESOLVED that Councillors Reynolds, and Jackson as deputy, be appointed to represent the views of Penzance Council at any future meeting of Cornwall Council's West Sub-Area Planning Committee scheduled to consider the following application:-

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

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

146. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 7:40 pm

Chair
23 April 2025