

**MINUTES OF THE PLANNING COMMITTEE MEETING** held at 7:00 pm on Wednesday 12 March 2025 in the St Piran's Room, the Penlee Centre, Penlee Park, Penzance.

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

NG Pengelly  
J Power  
SJ Reynolds

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

**129. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

Councillors Bosworth and Davis were absent without having provided apologies.

**130. TO RECEIVE DECLARATIONS OF INTEREST**

There were no declarations of interest.

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

There were no confidential matters to be considered.

**132. TO APPROVE THE MINUTES OF MEETING HELD ON 19 FEBRUARY 2025**

Following consideration, it was

**RESOLVED** that the Minutes of the meeting held on 19 February 2025 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Reynolds; seconded: Councillor Pengelly)

Four in favour. One abstention.

**133. PUBLIC PARTICIPATION**

A member of the public was in attendance and spoke regarding an upcoming planning application for a development in Jennings Street, Penzance.

A member of the public was in attendance and spoke in favour of Application No. 2 - PA25/00989 'Proposed Rear Extension. 54 Chywoone Avenue, Newlyn'.

A member of the public was in attendance and spoke in favour of Application No. 3 - PA25/01570 'First floor extension above existing garage. Internal alterations and attic



conversion. Dulverton, 1 Rosevean Terrace, Penzance’.

A member of the public was in attendance and spoke in favour of Application No. 4 - ‘PA25/00997 ‘Proposed new parking space with dropped kerb, raise existing roof to rear leanto, solar electric PV panels to rear roof, replacement rear rooflight and new rear door to replace existing window. Kenilworth, Chywoone Hill, Newlyn’.

**134. 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, nineteen new and amended planning applications and its comments and votes in relation to Appendix A are as detailed below:-

	<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 J Power SJ Reynolds</b>
1.	<a href="#">PA24/09592</a>	Ms V Ives	Proposed two-storey rear extension and associated internal alterations. <b>Capistrano, 1 Chyandour Square, Penzance</b>	Objection due to:-  i) The loss of light and/or overshadowing of neighbouring properties; and  ii) The design of the development being out of keeping with the surrounding properties.  <b>Proposed - Cllr Reynolds Seconded - Cllr W Elliott</b>	<b>Unanimous.</b>
2.	<a href="#">PA25/00989</a>	Mr Nicholls	Proposed Rear Extension. <b>54 Chywoone Avenue, Newlyn</b>	No objection.  <b>Proposed - Cllr Reynolds Seconded - Cllr Pengelly</b>	<b>Unanimous.</b>
3.	<a href="#">PA25/01570</a>	Mr & Ms Wood &	First floor extension above existing garage. Internal alterations and	No objection.	<b>Unanimous.</b>

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		Pender	attic conversion. <b>Dulverton, 1 Rosevean Terrace, Penzance</b>	<b>Proposed - Cllr Power Seconded - Cllr Jackson</b>	
4.	<a href="#">PA25/00997</a>	K Cowan	Proposed new parking space with dropped kerb, raise existing roof to rear leanto, solar electric PV panels to rear roof, replacement rear rooflight and new rear door to replace existing window. <b>Kenilworth, Chywoone Hill, Newlyn</b>	No objection.  <b>Proposed - Cllr Power Seconded - Cllr Jackson</b>	<b>Unanimous.</b>
5.	<a href="#">PA25/01659</a>	Mrs G Grant	Conversion of existing loft and associated works without compliance with condition 2 of decision notice PA23/00196 dated 03.03.2023 <b>12 Boswergy, Penzance</b>	No objection.  <b>Proposed - Cllr Pengelly Seconded - Cllr Power</b>	<b>Unanimous.</b>
6.	<a href="#">PA25/01269</a>	Miss Bridget Sheppard	Non-material amendment in relation to Decision Notice PA24/08320 dated 11/12/24 - Removal of roof, ridge and hip tiles	No objection.  <b>Proposed – Cllr Power Seconded - Cllr Reynolds</b>	<b>Unanimous.</b>

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			to be replaced with like for like fibrous cement roof, ridge and hip tiles. New conservation rooflight on south-east slope. New narrow window replacing gap formed by removal of chimney stack. <b>23 The Fradgan, Newlyn</b>		
7.	<a href="#">PA25/01478</a> <b>LSTD BLDG</b>	Mr Antony Morvan, MusicAbility Foundation CIO	External accessible ramp, security bars to basement windows, internal alterations to create an accessible WC, MVHR ventilation upgrades, removal of a rooflight to the modern extension flat roof, refurbishment and handing of the main front door on Parade Street and installation of a smoke vent above the staircase and miscellaneous internal changes. <b>Musicability Centre, 10 Parade Street, Penzance</b>	No objection.  <b>Proposed – Cllr Pengelly Seconded - Cllr W Elliott</b>	<b>Unanimous.</b>
8.	<a href="#">PA25/01084</a>	Kier Construction	Non-material amendment in relation to decision notice	This application was not considered by the	

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		Limited	PA21/11259 dated 14/02/2022, namely 1) The removal of intermittent (horizontal) mullions within the vertical cladding panels on the south-east and north-east elevations. 2) The addition of small, top hung, opening windows for natural ventilation on the south-west and south-east elevations, in place of the approved ceramic backed glazed spandrel panels set within approved window system. 3) Minor alterations to window layout on north-east elevation of link corridor. Change from curtain wall system to 4 fixed punched windows (consistent with other windows within the building). 4) Change in design to one window on north-west elevation from opening window with louvre to fixed window (no louvre). 5) Minor increase in height of blockwork plinth on northwest elevation to accommodate adjustment to	Committee as it had been determined by the Local Planning Authority.	

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			radon/DPC detail. 6) Relocation of cycles storage facilities (further details to be provided as part of Discharge of Condition 8 application) and creation of additional car parking space. <b>West Cornwall Hospital, St Clare Street, Penzance</b>		
9.	<a href="#">PA24/06743</a>	Mr Robert Pulford Charville Ltd	Replacement shop front to existing retail unit <b>Peacocks, 88 Market Jew Street, Penzance</b>	No objection.  <b>Proposed - Cllr Pengelly Seconded - Cllr Jackson</b>	<b>Unanimous.</b>
10.	<a href="#">PA25/01313</a>	B Edgley	Proposed single-storey rear extension, new gable end window and rooflight <b>43 Leskinnick Terrace, Penzance</b>	No objection.  <b>Proposed - Cllr Power Seconded - Cllr Pengelly</b>	<b>Unanimous.</b>
11.	<a href="#">PA25/00249</a>	Seth Mitchell	Refurbishment including re-arrangement of rear elevation, lean-to side extension, conversion of detached garage and photovoltaic panels on the rear of	No objection.  <b>Proposed - Cllr Pengelly Seconded - Cllr Reynolds</b>	<b>Unanimous.</b>

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			the main roof. <b>5 Pendarves Road, Penzance</b>		
12.	<a href="#">PA25/01426</a>	Ms Samuel	'Single-storey Extensions' without compliance of Condition 2 of Decision Notice PA24/08196 dated 18.12.24. <b>56 Tredarvah Road, Penzance</b>	No objection.  <b>Proposed - Cllr Power Seconded - Cllr Jackson</b>	<b>Unanimous.</b>
13.	<a href="#">PA25/00352</a>	Cornwall Council	Renewal of planning permission ref: PA22/08287 to extend the use of existing car park as a contractors compound pursuant to the implementation of the Penzance Town Deal highway works (Temporary Planning Permission Sought). <b>St Erbyns Car Park, Carminowe Crescent, Penzance</b>	No objection.  <b>Proposed - Cllr Reynolds Seconded - Cllr Pengelly</b>	<b>Unanimous.</b>
14.	<a href="#">PA25/01274</a>	Christopher Jones, Cornwall Council	Non-material amendment in relation to Decision Notice PA24/02154 dated 24/07/24 - Amendments to the windows on	No objection.  <b>Proposed - Cllr Power Seconded - Cllr Reynolds</b>	<b>Unanimous.</b>



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		Martime Section Manager	the south and west elevations <b>Penzance Harbour and Moorings, Penzance Harbour, Wharf Road, Penzance</b>		
15.	<a href="#">PA25/01521</a>	Mr G Greaves Merlin Cinemas	Single storey rear extension to accommodate new WC and associated storage/ operation space without compliance with condition 2 of decision notice PA17/07368 dated 03.10.2017 <b>Ritz, Queen Street, Penzance</b>	No objection.  <b>Proposed - Cllr W Elliott Seconded - Cllr Reynolds</b>	<b>Unanimous.</b>
16.	<a href="#">PA25/01125</a> <b>LISTED BLDG</b>	Mr Leighton Ballet	To replace front eastern facing section of natural Delabole scantle slate <b>16 Regent Square, Penzance</b>	No objection.  <b>Proposed - Cllr Power Seconded - Cllr Reynolds</b>	<b>Unanimous.</b>
17.	<a href="#">PA25/00411</a> <b>LISTED BLDG</b>	Mr Dan Foster, Corserv Facilities Ltd	Installation of a new sink on the first floor, with associated internal works. <b>St Johns Hall, Alverton Street, Penzance</b>	No objection.  <b>Proposed - Cllr Power Seconded - Cllr Jackson</b>	<b>Unanimous.</b>



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18.	<a href="#">PA24/09660</a>	Mr & Mrs Walker	Various Alterations to flat. <b>15 Harbour Court, Abbey Slip, Penzance</b>	No objection.  <b>Proposed - Cllr Reynolds Seconded - Cllr Jackson</b>	<b>Unanimous.</b>
19.	<a href="#">PA25/01113</a>	Mr Ian Sinclair	Lawful Development Certificate for the existing use of land as garden ancillary to the host dwellinghouse of Britannia. <b>Britannia, Cliff Road, Mousehole</b>	No objection.  <b>Proposed - Cllr W Elliott Seconded - Cllr Power</b>	<b>Unanimous.</b>

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

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

*PA24/07826 - Conversion of former hair salon into residential flat - Sallys Hair Stylist, 4 Parade Street, Penzance*

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

(Councillors W Elliott and Reynolds in favour.)

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

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

**137. MATTERS ARISING FOR REPORT ONLY**

There were no matters arising for report.

Meeting closed at 7:57 pm

Chair  
2 April 2025