

PLANNING COMMITTEE – 21 MAY 2025**REPORT FOR DECISION****STREET NAMING FOR THE HOUSING DEVELOPMENT ON LAND AT
TRANNACK, PENZANCE (APPROVED UNDER APPLICATION NO. PA22/11412)**

Our Culture	Our Decision Making	Our Environment	Our Money	Our People	Our Places	Our Resilience & Wellbeing
						
✓				✓	✓	

Recommendation:

Consideration be given to potential street names for the housing development on land at Trannack, Penzance, and a response be provided to the developer for onward submission to Cornwall Council.

Background:

Penzance Council has been contacted by the developer responsible for the housing development taking place on land at Trannack, Penzance, approved under the following application:-

PA22/11412 - Development comprising 320 no. new homes; associated highways and accesses; 1 no. pedestrian crossing; car parking; cycleways and footways; foul and surface water drainage infrastructure; utilities; landscaping, public open space and green infrastructure and demolition of an agricultural building. PZ-H4, Land At Trannack Farm, Penzance.

This communication has been received as Cornwall Council's Street Naming and Numbering Policy requires that the relevant Town or Parish Council be contacted to seek its views for any new developments being undertaken within its local area. Members are therefore requested to give consideration to appropriate street name(s) which could be used on this development.

The developer has requested that Penzance Council give consideration to eight street names in total and Members may therefore wish to use their knowledge of the local area in order to suggest appropriate names. However, it is necessary to note that

Cornwall Council will normally object to any personal or family names of any particular person(s), either past or present.

Elliot Ridington
Democratic Services and Governance Officer

PLANNING COMMITTEE – 21 MAY 2025**REPORT FOR DECISION****POTENTIAL PLANNING CONDITION FOR APPLICATION NO. 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 AT THE JOHN DANIELS CENTRE, HEAMOR**

Our Culture	Our Decision Making	Our Environment	Our Money	Our People	Our Places	Our Resilience & Wellbeing
						
	✓					✓

Recommendation:

Consideration be given to the potential planning condition submitted by Cornwall Council for its proposed extra care development at the John Daniel's Centre, Heamoor, as set out in this report, and a consultation response be approved.

Background:

At its meeting held on 19 February 2025, the Planning Committee considered 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 – The John Daniels Centre, Heamoor](#)

The response of the Committee was as follows:-

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.*

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.*

The Planning Officer was subsequently minded to approve the application and so contacted Penzance Council under the 'local council protocol', whereupon the Members of the Planning Committee requested that the application was determined by Cornwall Council's West Sub-Area Planning Committee rather than under delegated powers.

The meeting of the West Sub-Area Planning Committee subsequently took place on Monday 28 April 2025 where it resolved to defer the application, with the wording of the resolution being as follows:-

*'It was **RESOLVED** that Application No. PA25/00645 be deferred to consult the applicant, Town Council and New Local Member on the acceptability of the following condition.*

The non-affordable units hereby permitted shall only be occupied initially by eligible households as follows:

Firstly, to those with a local connection to the Penzance Parish before cascading to adjacent parishes or Cornwall as a whole.

For the purposes of this condition:

"local connection" is defined as:

- a. currently living (and have done for 5 or more years) in the community area;*
- or, b. previously living (and have done for 5 or more years) in the community area; or, c. working for 16 hours or more per week within the community area;*
- or,*
- d. having immediate family (child(ren), sibling(s), parent(s) or grandparent(s)) who currently live in the community area (and have done for 5 or more years);*
- or e. providing or receiving care for immediate family in the community area.'*

In accordance with the resolution set out above, the Planning Officer has now contacted Penzance Council in order to seek its view. Members are therefore requested to consider the proposed planning condition and to approve a response to Cornwall Council.

Elliot Ridington
Democratic Services and Governance Officer