



MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 21 May 2025 in the St Piran's Room, the Penlee Centre, Penlee Park, Penzance.

PRESENT JS Power (Chair)

B Jackson
P Lapin
SJ Reynolds
MA Wilson (from 7.02 pm)

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

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

Councillors Broadhurst and Martin were absent without having provided apologies.

2. ELECTION OF VICE-CHAIR

It was proposed that Councillor Jackson be appointed as Vice-Chair of the Planning Committee.

In the absence of any other nominations, it was unanimously

RESOLVED that Councillor Jackson be appointed as Vice-Chair of the Planning Committee.

(Proposed: Councillor Reynolds; seconded: Councillor Power)

(Councillor Wilson was not present for this item.)

3. TO RECEIVE DECLARATIONS OF INTEREST

There were no declarations of interest.

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

There were no confidential matters to be considered.

5. TO APPROVE THE MINUTES OF MEETING HELD ON 23 APRIL 2025

Following consideration, it was unanimously

RESOLVED that the Minutes of the meeting held on 23 April 2025 be approved as a true and accurate record and signed by the Chair.



(Proposed: Councillor Reynolds; seconded: Councillor Jackson)

(Councillor Wilson was not present for this item.)

6. PUBLIC PARTICIPATION

A member of the public was in attendance and spoke in favour of Application No. 11 – PA25/03047 'Change of use of staff office and kitchen to additional bedsit. Apple Tree House, Alverton Road, Penzance.'

A member of the public was in attendance and spoke against Application No. 11 – PA25/03047 'Change of use of staff office and kitchen to additional bedsit. Apple Tree House, Alverton Road, Penzance.'

7. NEW AND AMENDED PLANNING APPLICATIONS

During the consideration of this item, Members were advised that Application No. 1 set out within Appendix B to the Agenda, PA25/02813 'Works to trees within a Conservation Area - crown lift and crown reduction of mature Copper Beach (T1). Cranfield, Alexandra Road, Penzance' had already been determined by the Local Planning Authority.

It was then proposed by Councillor Lapin, seconded by Councillor Jackson and unanimously

RESOLVED that Application No.2 within Appendix B to the Agenda, PA25/02755 'Replacement of existing single glaze windows with double glazed sash windows. 4 St Warren Street, Penzance', be removed and instead considered within Appendix A to the Agenda.

Following further consideration, it was unanimously

RESOLVED that the comment of 'no objection' to the remaining planning application set out in Appendix B to the Agenda be approved.

(Proposed: Councillor Reynolds; seconded: Councillor Lapin)

The Committee then considered, in total, twelve 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: JS Power (Chair) B Jackson P Lapin SJ Reynolds MA Wilson
1.	PA25/03145 AND PA25/03146 LISTED BLDG	Mr & Mrs Hamer	Extension and internal alterations. Coombe House, 1 Chyandour Coombe, Chyandour Lane, Penzance	Objection on the grounds that the proposal will have a detrimental impact on the heritage asset. Proposed - Cllr Lapin Seconded - Cllr Wilson	Councillors Lapin and Wilson in favour. Councillors Jackson, Power and Reynolds abstained.
2.	PA25/02779	Mr Julian Gilbert	Proposed alterations to existing first floor to provide additional living accommodation. 37 Laregan Hill, Penzance	Objection on the grounds that the proposed alterations are extensive and would offer a dwelling that would be of a poor quality design, would appear bulkier and more prominent within the landscape and would not be sympathetic to the character and appearance of the area. Proposed - Cllr Reynolds Seconded - Cllr Power	Unanimous.
3.	PA25/02901	Mr Garfield	Small Extension to existing balcony.	No objection.	Unanimous.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) B Jackson P Lapin SJ Reynolds MA Wilson
			1 Antoine Close, Newlyn	Proposed - Cllr Wilson Seconded - Cllr Reynolds	
4.	PA25/03349 AND PA25/03350 LISTED BLDG	Mr And Mrs B Hardy	Single storey rear conservatory extension and single storey front porch extension, repainting of external walls and siting of shed in garden Alphington Lodge, Weethes Cottages, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Jackson	Councillors Jackson, Lapin, Power and Reynolds in favour. Councillor Wilson abstained.
5.	PA25/02841	Mr G Greaves, Merlin Cinemas	Installation of PV array to main roof. Ritz, Queen Street, Penzance	No objection. Proposed - Cllr Power Seconded - Cllr Reynolds	Unanimous.
6.	PA25/01955	Mr Richard Barrett	Construction of single storey rear extension to a bedroom and additional small extension. Goonown, Alexandra Road, Penzance	No objection. Proposed – Cllr Lapin Seconded - Cllr Wilson	Unanimous.
7.	PA25/03341	Trustees, Chapel Street	Removal of gate post and gates. Regent House, Voundervour	Objection due to the loss of the historic gates and	Unanimous.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) B Jackson P Lapin SJ Reynolds MA Wilson
		Methodist Church	Lane, Penzance	boundary treatments in contravention of Paragraph 5.5.2 of the Penzance Conservation Area Appraisal. Proposed – Cllr Reynolds Seconded - Cllr Lapin	
8.	PA25/02602	Ms Rachel Gunderson, The Honey Pot PZ Ltd	Internal Refurbishment of Commercial Space, Installation of External Staircase and Residential Roof Terrace & Associated Works without compliance with Condition 2 of decision notice PA22/10687 dated 25/07/2023. The Honey Pot, 5 Parade Street, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Wilson	Councillors Jackson, Power, Reynolds and Wilson in favour. Councillor Lapin against.
9.	PA25/03372	Ms Sarah Osborne	Demolition of single storey rear extension. 8 - 9 Causewayhead, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Jackson	Councillors Jackson, Power, Reynolds and Wilson in favour. Councillor Lapin abstained.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) B Jackson P Lapin SJ Reynolds MA Wilson
10.	PA25/03024	Mr James De-Seta, Studio Lightwoods Ltd	Replacement hardwood shopfront. Succession Group Limited, 46 Causewayhead, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Lapin	Unanimous.
11.	PA25/03047	Helen Wilson-Prowse, YMCA Cornwall	Change of use of staff office and kitchen to additional bedsit. Apple Tree House, Alverton Road, Penzance	No objection. Proposed - Cllr Jackson Seconded - Cllr Wilson	Unanimous.
12.	PA25/02755 WINDOWS	Miss Gabriella Poznansky	Replacement of existing single glaze windows with double glazed sash windows. 4 St Warren Street, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Jackson	Unanimous.



8. REPORTS FOR DECISION

- (a) Street Naming for the Housing Development on Land at Trannack, Penzance (Approved Under Application No. PA22/11412)

Penzance Council had been contacted by the developer responsible for the housing development taking place on land at Trannack, Penzance, approved under the application reference PA22/11412.

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

Following consideration, it was

RESOLVED that no suggestions be made for the street names on the housing development on land at Trannack, Penzance.

(Proposed: Councillor Wilson; seconded: Councillor Jackson)

Vote; Councillors Jackson, Lapin, Power and Wilson in favour. Councillor Reynolds abstained.

- (b) 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, Heamoor

At its meeting held on 19 February 2025, the Planning Committee considered an application for the redevelopment of the John Daniels Centre site in Heamoor to provide extra care housing, under reference PA25/00645, and its response 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 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 then 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 this resolution, the Planning Officer had now contacted Penzance Council in order to seek its view. Members were therefore requested to consider the proposed planning condition and to approve a response to Cornwall Council.

Following consideration, it was unanimously

RESOLVED that the following response to the potential planning condition be submitted to Cornwall Council:-

Objection on the grounds of conflict with policy H11 of the Penzance Neighbourhood Plan, in that the proposed condition would not ensure the provision of community-led social housing on the site and nor would it enable local needs to be met in perpetuity.

(Proposed: Councillor Reynolds; seconded: Councillor Wilson)

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

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

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



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

11. MATTERS ARISING FOR REPORT ONLY

During debate which had taken place earlier during the meeting, concerns had been raised in relation to the wording and/or content of the Penzance Conservation Area Article 4 Direction Order and the Penzance Conservation Area Appraisal, and these would therefore be made the subject of reports to a future meeting(s) of this Committee.

Meeting closed at 8:09 pm

Chair
11 June 2025