

MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 2 July 2025 in the St Piran's Room, the Penlee Centre, Penlee Park, Penzance.

PRESENT JS Power (Chair)
B Jackson (Vice-Chair)

KM Baker
P Lapin
MA Wilson

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

21. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Reynolds.

Councillors Broadhurst and Martin were absent without having provided apologies.

22. DECLARATIONS OF INTEREST

There were no declarations of interest.

23. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters to be considered.

24. TO APPROVE THE MINUTES OF MEETING HELD ON 11 JUNE 2025

Following consideration, it was unanimously

RESOLVED that the Minutes of the meeting held on 11 June 2025 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Lapin; seconded: Councillor Wilson)

25. PUBLIC PARTICIPATION

There was no public participation.

26. 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 Lapin; seconded: Councillor Wilson)



The Committee then considered, in total, seven 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 (Vice-Chair) KM Baker P Lapin MA Wilson
1.	PA25/04495	Mr Nicolas Clift	Centenary commemoration project, Trinity House Buoy. The Promenade, Penzance	No objection. Proposed - Cllr Wilson Seconded - Cllr Power	Unanimous.
2.	PA25/03444	Mr G Williams	Alterations and Extension of Existing Garage. 31 Alexandra Gardens, Penzance	No objection. Proposed - Cllr Wilson Seconded - Cllr Jackson	Councillors Baker, Jackson, Power and Wilson in favour. Councillor Lapin against.
3.	PA25/03939	Mr & Mrs Michael Jeremy Downing, MyPlace Design Ltd.	Construction of Open Sided Carport. Glen Trewithen, Trewithen Road, Penzance	No objection. Proposed - Cllr Power Seconded - Cllr Wilson	Councillors Baker, Jackson, Power and Wilson in favour. Councillor Lapin against.
4.	PA25/03934	Mrs T Marrai	Rear extension to existing cottage to form new kitchen. 1 The Fradgan, Newlyn	No objection, subject to:- 1. There being no overshadowing of, nor loss of light for, the neighbouring property, 2 The Fradgan, Newlyn.	Unanimous.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) B Jackson (Vice-Chair) KM Baker P Lapin MA Wilson
				2. The proposed replacement windows being of traditional sash design with the inclusion of glazing bars. Proposed - Cllr Lapin Seconded - Cllr Wilson	
5.	PA25/04362	Mrs M McLennan	Replacement roof to existing rear extension. 2 Kitts Court, Chapel Street, Penzance	Objection due to the proposed use of non-traditional roofing materials which are not in keeping. Proposed - Cllr Lapin Seconded - Cllr Wilson	Councillors Baker, Lapin and Wilson in favour. Councillors Jackson and Power abstained.
6.	PA25/03854 LISTED BLDG	Mrs Mary Banner	To replace existing bath and over bath electric shower and replace with a level access shower and new electric shower, to provide a suitable adaptation for the tenant, under the Disabled Facilities Grant	No objection. Proposed – Cllr Lapin Seconded - Cllr Wilson	Unanimous.



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) B Jackson (Vice-Chair) KM Baker P Lapin MA Wilson
			system. Flat 2, Victoria Mews, Victoria Square, Penzance		
7.	PA25/04264 LISTED BLDG	Dan Foster, Conserv Facilities Ltd	To install a new sink, worktop and cupboard in the southeast corner of the former Guildhall/Court room. New timber studs will be fitted to form a new 'false wall' frame which will be fixed to a partition wall in the corner of the room with plywood fitted over the frame to face it. Cornwall Council, St Johns Hall, Alverton Street, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.

27. 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:-

PA25/03341 - Removal of gate post and gates - Regent House, Voundervour Lane, Penzance

‘Penzance Council ‘agrees to disagree’ with the Planning Officer’s recommendation for approval.’

(Councillors Lapin, Reynolds and Wilson in favour)

28. REPORTS FOR DECISION**a) Cornwall Council Street Trading Policy Consultation**

Cornwall Council was in the process of reviewing its Street Trading Policy and the current document had been revised to include various minor amendments and to provide clarification regarding practices and procedures.

Penzance Council had been contacted regarding the proposed changes in order to allow it to respond to the consultation exercise. In accordance with its Terms of Reference, it fell to the Planning Committee to respond on the Council’s behalf, should it be deemed necessary.

During the debate, Members made reference to the proposed changes regarding single-use plastics and the provision of healthier food options and welcomed these proposals.

Following consideration, it was unanimously

RESOLVED that the proposed changes receive the wholehearted support of Penzance Council.

(Proposed: Councillor Power; seconded: Councillor Wilson)

b) Penzance Conservation Area – Appraisal and Article 4 Direction Order

At the meeting held on 21 May 2025 a Member raised concerns relating to the Penzance Conservation Area Appraisal and the Article 4 Direction Order, and an undertaking was provided that a report would be presented to a future meeting.

The respective documents were therefore set out at Appendices 1 and 2 to the report.

During the debate, a Member made reference to a specific issue of which he had been made aware, whereby a resident had replaced their windows within the Penzance Conservation Area without the benefit of planning permission as the Article 4 Direction



Order was unclear with regard to the replacement of windows. He therefore suggested that Cornwall Council might be requested to review the Article 4 Direction Order in order to ensure that it aligned with the Penzance Conservation Area Appraisal, a document dated 2010 which in itself was due to be reviewed in 2015.

Following consideration, it was unanimously

RESOLVED that representations be made to Cornwall Council's Portfolio Holder for Tourism, Localism and Planning, the Strategic Director for Sustainable Growth and Place and the Senior Development Officer (Specialist) to:-

- i) request that the Penzance Article 4 Direction Order be reviewed in order to ensure that it aligns with the Penzance Conservation Area Appraisal and to provide clarity for residents in the area; and
- ii) request that a review of the Penzance Conservation Area Appraisal (2010) be undertaken in light of the document itself stating that it would be reviewed following a period of five years.

(Proposed: Councillor Lapin; seconded: Councillor Wilson)

c) **Planning Application Validation Process**

At the meeting held on 11 June 2025 a Member raised concerns relating to Cornwall Council's planning application validation process, in that the Committee was being asked to consider a number of applications which contained errors, and requested that an item was added to the Agenda of a future meeting.

Set out at Appendix 1 to the report was the Cornwall Council Validation Guide and set out Appendix 2 was the 'Common Invalid Reasons Guidance'.

During the debate, a Member stated that there was no problem with the documents set out at Appendices 1 and 2 to the report, but the problem appeared to stem from Cornwall Council's own adherence to the documents and the validation of applications which were incomplete or contained errors.

Following consideration, it was unanimously

RESOLVED that representations be made to Cornwall Council's Portfolio Holder for Tourism, Localism and Planning, the Strategic Director for Sustainable Growth and Place and the Senior Development Officer (Specialist) to request that all applications submitted to Penzance Council for consultation purposes meet the requirements set out in Cornwall Council's Validation Guide.

(Proposed: Councillor Lapin; seconded: Councillor Wilson)

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

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



30. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 7:49 pm

Chair
23 July 2025