



MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 3 September 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
SJ Reynolds
MA Wilson

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

51. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Martin.

Councillor Broadhurst was absent without having provided apologies.

52. DECLARATIONS OF INTEREST

There were no declarations of interest.

53. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters to be considered.

54. TO APPROVE THE MINUTES OF THE MEETING HELD ON 13 AUGUST 2025

Following consideration, it was

RESOLVED that the Minutes of the meeting held on 13 August 2025 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Lapin; seconded: Councillor Wilson)

Vote; Five in favour. One abstention.

55. PUBLIC PARTICIPATION

There was no public participation.

56. NEW AND AMENDED PLANNING APPLICATIONS

Members were advised that Application No.1 set out within Appendix B to the Agenda had already been determined by the Local Planning Authority.



Following consideration, it was

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

(Proposed: Councillor Wilson; seconded: Councillor Jackson)

The Committee then considered, in total, eleven 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 SJ Reynolds MA Wilson
1.	PA25/05562	Mr & Mrs Johns	Extension and alteration works. 75 The Ropewalk, Penzance	No objection. Proposed - Cllr Jackson Seconded - Cllr Wilson	Unanimous.
2.	PA25/05605	LiveWest Homes Limited	Application to vary S106 Agreement dated 02/03/2018. Flats 9-17 (inclusive) At Crows Nest View, Penzance, Cornwall, TR18 2FT; 32-40 (even) At Centenary Way, Penzance, Cornwall, TR18 2FU And 6-20 (inclusive) Buccaneer Street	Objection on the grounds that insufficient information has been provided in order to allow for an informed decision to be reached. Proposed - Cllr Wilson Seconded - Cllr Reynolds	Unanimous.
3.	PA25/05606	LiveWest Homes Limited	Application to vary S106 Agreement dated 02/03/2018. 23-27 (odd), And 28-30 (inclusive) Centenary Way, Penzance, Cornwall, TR18 2FU And 1-9 (inclusive) Gibsons Place, Centenary Way, Penzance, Cornwall, TR18 2FW	Objection on the grounds that insufficient information has been provided in order to allow for an informed decision to be reached. Proposed - Cllr Wilson Seconded - Cllr Reynolds	Unanimous.

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4.	PA25/05718	Mrs Zoe Jelbert STARTMAKE ENTERPRISE S LIMITED	Certificate of lawfulness for existing use for continued use of site: i) in excess of 5 weeks (between 01 July and 07 Sept annually) ii) for tents, caravans and campervans; iii) utilising access from the A30; iv) including the "zone of inactivity" in Plan 1C. Ponsandane Camp Site, Chyandour, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Wilson	Unanimous.
5.	PA25/05719	Mr & Mrs P Jenkin	Single storey side extension. 10 Pendrea Road, Gulval	No objection. Proposed - Cllr Lapin Seconded - Cllr Wilson	Unanimous.
6.	PA25/05708	Ms K Cowan	Proposed solar electric photovoltaic panel to rear roof slope, replacement rear rooflight, doors and windows. Kenilworth, Chywoone Hill, Newlyn	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.

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7.	PA25/05565	Mr D Woods	Formation of back gate and access steps and internal alterations. 80 Fore Street, Newlyn	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.
8.	PA25/05112 LISTED BLDG	Mr Graham Watts, The Landmark Trust	To replace the 4nr leaking Velux windows, replace the missing roofing slates and extend the roof to the rear external boiler house and wc. Holiday Flat 1, The Egyptian House, 6 Chapel Street, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.
9.	PA25/05909	Mr Geoffrey Knights Chypons Residential Home	Replacement of life expired flat roof to 1980's block with slate mansard incorporating care suite & enclosure of re-configured fire escape stair. Chypons Residential Home, Clifton Hill, Newlyn	No objection. Proposed – Cllr Lapin Seconded – Cllr Reynolds	Unanimous.



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10.	PA25/04768 LISTED BLDG	Williams	Replacement roof. Chapel House, Chapel Place, Mousehole	No objection subject to agreement with the Historic Environment Planning Service being reached. Proposed – Cllr Wilson Seconded – Cllr Jackson	Unanimous.
11.	PA25/05777 LISTED BLDG	Ms Lizzie Matthews West Cornwall Womens Aid	Ground floor re-fit and associated works. 11 Market Place, Penzance	No objection. Proposed – Cllr Power Seconded – Cllr Lapin	Unanimous.

57. 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.

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

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

59. MATTERS ARISING FOR REPORT ONLY

While not a matter arising for report, it was advised that the Head of Development Management at Cornwall Council had agreed to meet the Members of the Committee on an informal basis in order to answer their supplementary questions resulting from the communication recently submitted by the Chair on the Committee’s behalf.

In addition, the Rail Minister had agreed to meet with the Mayor to discuss the South West Rail Resilience Programme following the motion which was supported at a recent meeting of the Committee.

Finally, Cornwall Council was holding a Local Plan ‘drop in session’ in St John’s Hall on 9 September to allow members of the public to have some input into the development of the Cornwall Local Plan. However, it was suggested that this was insufficient and that Cornwall Council should engage directly with Penzance Council in its development of the Plan, particularly when the recently ‘made’ Neighbourhood Plan for Penzance had been lauded by a number of Cornwall Council officers.

Meeting closed at 7:28 pm

Chair
24 September 2025