



MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 13 August 2025 in the St Piran's Room, the Penlee Centre, Penlee Park, Penzance.

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

KM Baker
NC Broadhurst
P Lapin
MA Wilson

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

41. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Martin and Reynolds.

42. DECLARATIONS OF INTEREST

There were no declaration of interest.

43. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters to be considered.

44. TO APPROVE THE MINUTES OF THE MEETING HELD ON 23 JULY 2025

Following consideration, it was

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

(Proposed: Councillor Lapin; seconded: Councillor Jackson)

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

45. PUBLIC PARTICIPATION

There were nine members of the public in attendance who spoke against Application No. 2 – PA25/04955 *'Proposed heliport comprising: a terminal building, hangar, emergency vehicle garage, helicopter landing pad and apron, operational equipment and apparatus, fuel storage facility, bunding and pipework, 269 staff and customer long-stay parking spaces, 5 drop off spaces, access from Jelbert Way, internal access roads and footways, hardstanding and servicing, emergency escape route, landscaping, surface water drainage, utility connections and pipe-laying, acoustic mitigation, associated works and infrastructure without compliance with conditions 26, 27, 28, 29, 30, 31 and 38 of decision*



notice PA16/09346 dated 03.08.2018. Penzance Heliport, Jelbert Way, Eastern Green'

46. 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 unanimously

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

(Proposed: Councillor Lapin; seconded: Councillor Wilson)

The Committee then considered, in total, seventeen 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 NC Broadhurst P Lapin MA Wilson
1.	PA25/05237	Mr & Mrs John & Kim Coulson	Outline application for phased residential development of land for up to 6no dwellings including layout, landscape and access. Manufacturing Unit, Polgoon Farm, Rosehill, Penzance	No objection. Proposed - Cllr Wilson Seconded - Cllr Lapin	Unanimous.
2.	PA25/04955	c/o Agent – Tresco Island Ltd	Proposed heliport comprising: a terminal building, hangar, emergency vehicle garage, helicopter landing pad and apron, operational equipment and apparatus, fuel storage facility, bunding and pipework, 269 staff and customer long-stay parking spaces, 5 drop off spaces, access from Jelbert Way, internal access roads and footways, hardstanding and servicing, emergency escape route, landscaping, surface water drainage, utility connections and pipe-laying, acoustic mitigation, associated works and infrastructure without compliance with conditions	1. Objection to the variation and/or removal of the existing planning conditions on the following grounds:- (i) Any increase in the number of flights to and from the heliport, and the associated general intrusion, will result in a loss of residential	Councillors Baker, Broadhurst, Jackson, Power and Wilson in favour. Councillor Lapin against.



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			26, 27, 28, 29, 30, 31 and 38 of decision notice PA16/09346 dated 03.08.2018. Penzance Heliport, Jelbert Way, Eastern Green	amenity for the residents both in the vicinity of the heliport and beneath the flightpath(s). (ii) The inclusion of Sunday operations will result in adverse cultural and community impacts on residents both in the vicinity of the heliport and beneath the flightpath(s). (iii) Any increase in the number of flights and the	



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				days and/or hours of operating will result in adverse impacts on the general health and wellbeing of the residents both in the vicinity of the heliport and beneath the flightpath(s). (iv) The requested increases in permitted noise, and the removal of any requirement for further monitoring, will result in a loss of residential	



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				(v) amenity and adverse impacts on the general health and wellbeing of the residents both in the vicinity of the heliport and beneath the flightpath(s). The adverse environmental impacts of any increase in the flights of what is widely recognised as one of the most fuel-intensive, polluting forms of transport with its associated	



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				(vi) carbon emissions and impact upon air quality. The concerning 'change of use' of the heliport from what was initially intended as a vital transport link to the Isles of Scilly to a development which now apparently seeks to widen its use in order to maximise profit at the detriment of the local community.	



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				(vii) Any increase in flights and/or use by a wider variety of helicopters will result in a cumulative detrimental impact on local infrastructure due to the associated increases in road traffic. (viii) The detrimental impact on the adjacent Areas of Outstanding National Beauty. 2. In light of the points set out in (2.) above,	



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				the proposal is contrary to the aims and intentions of Paragraph 198 of the National Planning Policy Framework, Policies 16, 23 and 27 of the Cornwall Local Plan and Policy C1 (1.), (3.) and (8.) of the Climate Emergency Development Plan Document. 3. In addition, it is requested that the following points be noted as a part of the wider context associated with this proposal:- (i) Although not a consideration	



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				in relation to this development as it is located within the parish of Ludgvan, the Neighbourhood Plan for Penzance includes sustainability as the 'golden thread' throughout the document and this proposal would be contrary to its aims and intentions. (ii) In 2019 Penzance Council	



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				declared a climate emergency and in 2022 it adopted the 'Future Generations Pledge' – <i>'We pledge to ensure that the decisions we take today will benefit future generations'</i> and this proposal is contrary to the aims and intentions of both. (iii) The proposal is contrary to the aims and intentions of	



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				(iv) the Cornwall Plan 2020 – 2050 and, specifically, its strategic vision and the areas which relate to sustainable development and community engagement. The proposal is contrary to a number of areas set out within the ‘Air Navigation Guidance 2017’ document issued by the Department for Transport.	

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				4. Finally, Penzance Council requests that this application is not determined under delegated powers and is instead determined by the West Sub-Area Planning Committee. Proposed - Cllr Broadhurst Seconded - Cllr Wilson	
3.	PA25/05251	Mr Julian Gilbert	Application to determine if prior approval is required for a proposed additional storey. 37 Laregan Hill, Penzance	No comment. Proposed - Cllr Brodhurst Seconded - Cllr Wilson	Unanimous
4.	PA25/05378	Mr & Mrs Roberts	Proposed ground floor and first floor extensions. 3 Forbes Road, Newlyn	No objection. Proposed - Cllr Lapin Seconded - Cllr Jackson	Unanimous.

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5.	PA25/05248	Mr I Vigden	Alteration and Extension Works. 13 Higher Lariggan, Penzance	No objection. Proposed - Cllr Broadhurst Seconded - Cllr Baker	Unanimous.
6.	PA25/05334	Mr Ian Sinclair	Proposed roof extension & alterations. Britannia, Cliff Road, Mousehole	Objection on the following grounds:- 1. The size of the proposed dormers which are inappropriate in scale in comparison to the host property. 2. The detrimental impact of the proposed dormers on the adjacent West Penwith International Dark Sky Park and their non-compliance with Policy DDH3 of the Neighbourhood	Councillors Baker, Broadhurst, Lapin, Power and Wilson in favour. Councillor Jackson abstained.

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				Plan for Penzance Parish 2020-2030. Proposed – Cllr Lapin Seconded – Cllr Wilson	
7.	PA25/05028	M R Blake & Miss Fletcher	Proposed Living Room Extension with internal alterations also a proposed study /Artist Studio in rear garden. 35 Tredarvah Road, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.
8.	PA25/04613	Robert Stephens	Construction of a single-storey front extension at first-floor level. 18 Lower Gurnick Road, Newlyn	Objection on the following grounds:- 1. The inaccurate description of the development which makes no reference to the loss of the garden in order to create additional off street parking.	Unanimous.



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				2. The poor quality design of the proposed extension which would result in an adverse impact upon the host building and its locality and street scene. Proposed - Cllr Broadhurst Seconded – Cllr Wilson	
9.	PA25/05162	J Bodinar	Single storey rear extension. 4A Adelaide Street, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.
10.	PA25/05188	Mr & Mrs Caterer, Cat Face Ltd	Change of use of land to uses incidental and ancillary to the adjoining residential property and the construction of an outbuilding and pergola, with other minor ancillary works. Fallen Angel, Millpool,	Objection due to the introduction of domestic features and paraphernalia which will detract from the currently undeveloped and visually open character of the site. This character	Councillors Baker, Broadhurst, Power and Wilson in favour. Councillors Jackson and Lapin against.

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			Mousehole	contributes positively to the rural setting and landscape context, particularly in relation to the western approach to Mousehole. Proposed – Cllr Power Seconded – Cllr Wilson	
11.	PA25/05554	T & J Myers and Renfree	Removal of existing garage structure and construction of side extension. 13 Laregan Hill Penzance	No objection subject to the development remaining as ancillary accommodation to the main dwelling and being used solely by the occupiers or non-paying guests of the occupiers of 13 Laregan Hill, Penzance, and at no time being used as a separate residential unit of accommodation. Proposed – Cllr Power Seconded – Cllr Wilson	Unanimous.

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				(A proposal of objection due to the retention of the flat roof, contrary to policy DDH1 of the Neighbourhood Plan for Penzance Parish – <i>'Development proposals should demonstrate high-quality design etc.'</i> was lost on a vote.) (Proposed – Cllr Lapin) (Seconded – Cllr Broadhurst)	(Councillors Lapin and Broadhurst in favour. Councillors Baker and Jackson against. Councillors Power and Wilson abstained. The Chair then exercised her casting vote to vote against the motion.)
12.	PA25/05372	Mr & Mrs S Hartley	Conversion of guest house and owners accommodation back to 1no. dwelling, including replacement windows, replacement rooflight, solar panels + tv aerial. Melmoth, Alexandra Road, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.

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13.	PA25/05166 AND PA25/05167 LISTED BLDG	Mr & Mrs A Gibson	Replacement windows and doors, installation of solar panels, conversion of store to office room and associated works. Caroline Cottage, 3 Chapel Street, Mousehole	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.
14.	PA25/05411	Mrs G Grant	Conversion of existing loft and associated works without compliance with condition 2 of decision notice PA25/01659 dated 24/04/2025. 12 Boswergy, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.
15.	PA25/04308	Barnaby LeBeau, WH Smith	Advertisement consent for non- illuminated fascia sign. WHSmith, 96 Market Jew Street, Penzance	No objection. Proposed – Cllr Wilson Seconded – Cllr Power	Unanimous.
16.	PA25/04816	Barclays Bank	Advertisement consent for Installation of 1no new external ATM to replace exiting one. New white vinyl applied internally around ATM and blue vinyl text	No objection. Proposed - Cllr Broadhurst Seconded – Cllr Wilson	Unanimous.



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			applied externally on glass. Barclays, 9 Market Jew Street, Penzance		
17.	PA25/05055	Ms Abbie Bannerman, Co-Op	Advertisement Consent for 1no digital display screen positioned inside the store advertising deals, Produce etc. Co-Operative Retail Services Ltd, 6 Queens Square, Penzance	No objection. Proposed - Cllr Broadhurst Seconded – Cllr Wilson	Unanimous.

47. 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.

48. REPORTS FOR DECISION**a) Public Spaces Protection Order – Renewal of Dog Bans on Beaches**

The existing Public Spaces Protection Order (PSPO) which created seasonal restrictions for dogs on beaches in Cornwall was due expire in April 2026. Cornwall Council’s Public Protection Service had therefore contacted Penzance Council to seek its view regarding the existing restrictions as a part of the formal consultation process.

Standing Orders stated that the Planning Committee held responsibility ‘to consider and to make representations to other authorities in respect of any other public service matters and consultations that may impact upon Penzance’ and so the matter was presented for consideration.

Following consideration, it was unanimously

RESOLVED that the following response be provided to Cornwall Council’s Public Spaces Protection Order consultation:-

‘The existing restrictions in Penzance parish are supported and should be retained’.

(Proposed: Councillor Broadhurst; seconded: Councillor Baker)

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

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

50. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 8:24 pm

Chair
3 September 2025