



MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 24 September 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
SJ Reynolds
MA Wilson

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

60. APOLOGIES FOR ABSENCE

There were no apologies for absence.

61. DECLARATIONS OF INTEREST

In accordance with the Council's Code of Conduct:-

Councillor Reynolds declared both non-registerable and disclosable pecuniary interests in Application No. 10 – PA25/06543 'Non Material Amendment to Application No. PA22/11412 dated 21st August 2024 for 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, namely, seeking approval of road realignment off the bridge into the development. PZ-H4, Land at Trannack Farm, Penzance.' These interests were declared due to his being a member of the 'Save Heamoor from Excess Development' group which was opposed to the wider associated development and due to his property being located in close proximity to the wider proposed development. He then left the meeting for the duration of the application's consideration.

62. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters to be considered.

63. TO APPROVE THE MINUTES OF THE MEETING HELD ON 3 SEPTEMBER 2025

Following consideration, it was unanimously

RESOLVED that the Minutes of the meeting held on 3 September 2025 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Lapin; seconded: Councillor Wilson)



64. PUBLIC PARTICIPATION

There was no public participation.

65. 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 Jackson; seconded: Councillor Baker)

The Committee then considered, in total, thirteen 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 SJ Reynolds MA Wilson
1.	PA25/06241	Andrew & Andrea Nash	Extensions and alterations to the front NE elevation. Magnolia Cottage, St Peters Hill, Newlyn	No objection. Proposed - Cllr Reynolds Seconded - Cllr Broadhurst	Councillors Baker, Broadhurst, Jackson, Power and Reynolds in favour. Councillors Lapin and Wilson against.
2.	PA25/05712	Mr & Mrs Brian & Samantha Byrne	Alterations and upgrade of existing 3-bedroom property. Re-building of rear extension at first floor, Attic conversion with new dormers. Remains as 3 bedroom property. 10 Marine Terrace, Promenade, Penzance	No objection. Proposed - Cllr Broadhurst Seconded - Cllr Jackson	Councillors Baker, Broadhurst, Jackson, Power and Reynolds in favour. Councillors Lapin and Wilson against.
3.	PA25/06252	Mr Luke Walker	Construction of Replacement Extension & Associated Works. 9 Gloucester Road, Newlyn	No objection subject to there being no unacceptable increase in the overlooking of, nor loss of privacy for, the neighbouring properties. Proposed - Cllr Lapin Seconded - Cllr Wilson	Unanimous.

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4.	PA25/05735	Mr T Marsden, Pirate One Ltd & Pirate Two Ltd, c/o SF Planning Limited	External alterations including amendments to fenestration. Wharfside Shopping Centre, Market Jew Street, Penzance	No objection. Proposed - Cllr Broadhurst Seconded - Cllr Jackson	Unanimous.
5.	PA25/05841 LISTED BLDG	Mr William Chapman	Internal and external repairs and alterations including renewal of roof coverings, various external repairs to include refurbishment of all dormers, install roof vents, install internal stud partition, construct raised planter, install Radon mitigation, replace door with sash window, upgrade incoming mains and electrical distribution, remove redundant external pipework and upgrade drainage. Trereife House, Penzance	No objection. Proposed - Cllr Broadhurst Seconded - Cllr Wilson	Unanimous.

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6.	PA25/06468	Mr P Smith	Formation of front parking space, garage built over existing parking area and extension of existing domestic workshop. 3 Elms Close Terrace, Newlyn	No objection subject to there being no unacceptable increase in the overlooking of neighbouring properties as a result of the proposed french doors. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.
7.	PA25/06110 LISTED BLDG	Mr Antony Morvan MusicAbility Foundation CIO	Internal and external alterations to a Grade II listed building, including demolition of a later single-storey extension, adjustments to external access arrangements, masonry repairs using appropriate traditional materials, replacement security bars to Ground Floor windows and internal works to improve fire safety and compliance with current Building Regulations. Musicability Centre, 10 Parade Street, Penzance	No objection. Proposed – Cllr Reynolds Seconded – Cllr Broadhurst	Unanimous.

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8.	PA25/06304	Mr T Boulton, Trustees of The MusicAbility Foundation	Proposed change of use for whole building to Sui Generis (venue for live music performance), E (c, e, g (i)), F1 (e) and F2 (b). Reconfiguration of ground floor space, construction of temporary timber access ramp and renovation of existing windows internally and installation of secondary glazing without compliance of condition 2 of decision notice PA22/11075 dated 15.02.2024 without compliance with condition 2 of decision notice PA25/01841 dated 13.06.2025. MusicAbility Centre, 10 Parade Street, Penzance	No objection. Proposed – Cllr Reynolds Seconded – Cllr Wilson	Unanimous.
9.	PA25/06651 AND PA25/06652	Mrs Claire Vyvyan	Minor modifications to the internal layout at Ground and First Floors along with the replacement of	No objection. Proposed – Cllr Lapin	Unanimous.



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	LSTD BLDG		poorly designed and constructed windows and doors within the later side and rear extensions and the insertion of a new window to the ground floor of the later rear extension. The Summerhouse, Cornwall Terrace, Penzance	Seconded – Cllr Wilson	
10.	PA25/06543	Mr Aaron Puffett Devonshire Homes	Non Material Amendment to Application No. PA22/11412 dated 21st August 2024 for 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, namely, seeking approval of road realignment off the bridge	No comment. Proposed – Cllr Broadhurst Seconded – Cllr Wilson	Councillors Baker, Broadhurst, Jackson, Power and Wilson in favour. Councillor Lapin abstained. Councillor Reynolds was not present for this item.

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			into the development. PZ-H4, Land at Trannack Farm, Penzance		
11.	PA25/06592	Ms Carol Filby	Change of use of barn from agricultural to creche / day nursery including alterations to roof to form dormers. Trenoweth Farm Barn, Heamoor	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Councillors Baker, Broadhurst, Jackson, Lapin, Reynolds and Wilson in favour. Councillor Power abstained.
12.	PA25/06256 LISTED BLDG	Mr and Mrs Richard and Irene Sowerbutts	Demolition of 1no. partition wall in basement, change exterior paint colour, amend roofing material of garage [approved PA25/02181] and re-roof existing porch canopy. West Lodge, Alverton Road, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.
13.	PA25/04982	Mr & Dr Simon & Anna Morris	Removal of 1 roof light, addition of 3 roof lights, replacement windows and door to rear conservatory.	No objection. Proposed – Cllr	Unanimous.



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			Moorings, The Fradgan, Newlyn	Broadhurst Seconded – Cllr Wilson	

66. TO NOTE ANY RESPONSES PROVIDED UNDER THE ‘LOCAL COUNCIL PROTOCOL’

The following responses had been provided under the ‘local council protocol’ since the previous meeting of the Committee:-

PA25/04613 - Construction of a single-storey front extension at first-floor level - 18 Lower Gurnick Road, Newlyn

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

(Members were not consulted as, due to this being a ‘householder’ application, there was no opportunity to request that the matter was determined by the West Sub-Area Planning Committee, meaning that the only option available was to ‘agree to disagree’)

PA25/05334 - Proposed roof extension and alterations – Britannia, Cliff Road, Mousehole

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

(Members were not consulted as, due to this being a ‘householder’ application, there was no opportunity to request that the matter was determined by the West Sub-Area Planning Committee, meaning that the only option available was to ‘agree to disagree’)

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

Following consideration, it was unanimously

RESOLVED that Councillors Power and/or Reynolds be appointed to represent the views of Penzance Council at any future meeting of the appropriate Planning Committee of Cornwall Council convened to consider the following application:-

PA25/03633 - Redevelopment for retirement living accommodation for older people (sixty years of age and/or partner over fifty-five years of age) comprising 56 retirement apartments and six retirement cottages including communal facilities, access, car parking and landscaping. Former Lidl Site, Promenade, Penzance

(Proposed: Councillor Broadhurst; seconded: Councillor Jackson)

It was then further, unanimously

RESOLVED that Councillors Power and/or Reynolds be appointed to represent the views of Penzance Council at any future meeting of the appropriate Planning Committee of Cornwall Council convened to consider the following application:-

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

(Proposed: Councillor Broadhurst; seconded: Councillor Jackson)

68. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 7:29 pm

Chair
15 October 2025