



MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 5 November 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: Cal Bagshaw (Corporate Services Manager) and Elliot Ridington (Democratic Services and Governance Officer).

79. APOLOGIES FOR ABSENCE

There were no apologies for absence.

Councillor Broadhurst was absent without having provided apologies.

80. DECLARATIONS OF INTEREST

There were no declarations of interest.

81. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters to be considered.

82. TO APPROVE THE MINUTES OF THE MEETING HELD ON 15 OCTOBER 2025

Following consideration, it was unanimously

RESOLVED that the Minutes of the meeting held on 15 October 2025 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Lapin; seconded: Councillor Wilson)

83. PUBLIC PARTICIPATION

There was no public participation.

84. NEW AND AMENDED PLANNING APPLICATIONS

A Member made a request to remove Application No. 1 from Appendix B and, instead, consider it separately within Appendix A. However, Members were then advised that three of the remaining applications set out within Appendix B had already been determined by the Local Planning Authority and so they may have wished to consider separately each of



those three which remained.

The Committee therefore considered, in total, sixteen new and amended planning applications and its comments and votes are as detailed below:-

DRAFT

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) B Jackson (Vice-Chair) NC Broadhurst KM Baker P Lapin SJ Reynolds MA Wilson
1.	PA25/07550	Mr & Mrs M Williams	Conversion of Former Net Loft Ancillary Accommodation to Form Separate Apartment & Associated Works. 1 Wellington Place, Regent Terrace, Mousehole	No objection. Proposed - Cllr Reynolds Seconded - Cllr Power	Councillors Baker, Jackson, Power, Reynolds and Wilson in favour. Councillor Lapin against.
2.	PA25/07752	Mr & Mrs Withey	Extensions & Internal Alterations to Existing Dwelling House & Associated Works. Brambles Cottage, 30A Raginnis Hill, Mousehole	Objection due to the proposed amount of glazing which will be detrimental to the Mousehole Conservation Area and the West Penwith Internation Dark Sky Park in contravention of policies DDH1 and DDH3 of the Penzance Neighbourhood Plan. Proposed - Cllr Reynolds Seconded - Cllr Wilson	Councillors Baker, Jackson, Power, Reynolds and Wilson in favour. Councillor Lapin against.
3.	PA25/07591	Mrs Bull	Demolition, replacement and enlargement of existing rear	No objection.	Unanimous.



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			extension & Full refurbishment of property. 17 Florence Place, Newlyn	Proposed - Cllr Lapin Seconded - Cllr Power	
4.	PA25/06751	Neil Eddy, Mounts Bay Academy	Refurbishment of an Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, dugouts and replacement floodlights. Mounts Bay Academy, Boscathnoe Lane, Heamoor	No objection subject to:- 1. The Sports Lighting Statement being recommissioned as the current document classifies the site as Environmental Zone E3 (Suburban) when it should in fact be Environmental Zone E2 (Rural). 2. A lighting curfew being imposed by way of a condition to ensure that that the site is not floodlit throughout the night.	Unanimous.



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				3. The application being considered, and approved, by the Local Lead Flood Authority. Proposed - Cllr Reynolds Seconded - Cllr Wilson	
5.	PA25/06528 AND PA25/06529 LISTED BLDG	Mr and Mrs Howard and Melanie Miller	Essential structure repairs to south-west gable wall which are supported by the re-building and extending of side extension. New car port to rear garden and general conservation-led minor alterations and repairs. 9 Morrab Terrace, Penzance	No objection subject to the comments of the Historic Environment Planning Service being addressed. Proposed - Cllr Lapin Seconded - Cllr Wilson	Unanimous.
6.	PA25/07523	Mrs Heidi Lockyer	Conversion of existing garage into ancillary residential accommodation with its own disabled access. A door will be knocked through to the main house	No objection subject to the development remaining as ancillary accommodation to the main dwelling and being used solely by the occupiers	Unanimous.

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			giving direct access to the main living areas. Replacement of existing garage door with windows and a door. Pendor, Gwavas Road, Newlyn	or non-paying guests of the occupiers of Pendor, Gwavas Road, Newlyn, and at no time being used as a separate residential unit of accommodation. Proposed - Cllr Lapin Seconded - Cllr Jackson	
7.	PA25/07682	Mr and Miss Oliver and Hannah Wild and England	Demolition of existing garage and replacement with new incidental building. 3 Pendennis Place, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous
8.	PA25/06752	Miss Anna Bingham	Single storey kitchen extension incorporating existing outbuildings and galley kitchen within rear courtyard, lantern roof to kitchen and glazed conservatory to first floor and mounting of a heat pump. 3 Wellington Place, Penzance	Objection on the grounds that the proposed ‘glazed conservatory’ fails to respect the host property and is harmful to the street scene and wider Penzance Conservation Area.	Councillors Power, Reynolds and Wilson in favour. Councillors Baker, Jackson and Lapin against. Due to the equality of votes, Councillor Power then exercised her casting



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				Proposed – Cllr Reynolds Seconded – Cllr Power	vote in favour.
9.	PA25/07665	Sainsbury's Supermarkets Ltd	Construction of a new retail concession pod and associated signage. Sainsbury's, Eastern Green, Penzance	No objection subject to the Local Lead Flood Authority being satisfied that the existing surface water problems on the site are addressed sufficiently. Proposed – Cllr Reynolds Seconded – Cllr Wilson	Unanimous.
10.	PA25/07666	Sainsbury's Supermarkets Ltd	Advertisement consent for 3no. fascia signs and 10no. wall signs on the front and the sides of the proposed Timpson pod. Sainsbury's, Eastern Green, Penzance	No objection. Proposed – Cllr Reynolds Seconded – Cllr Wilson	Unanimous.
11.	PA25/07371	Mrs Miki Ashton	Proposed repairs, alterations and extensions to a dilapidated Old Stable Block/Gardeners' Cottage	No objection. Proposed – Cllr Lapin	Unanimous.



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			currently in use for Storage and Mess facilities for the Gardeners of Morrab Gardens to retain and improve facilities and in addition to create a Public/Community Recreational 'Green Hub' Pavilion Building and Educational Facility as an Environmental Education Centre with variation of condition 3 of decision notice PA21/09036 dated 24.03.2022. The Gardeners' House, Morrab Gardens, Penzance	Seconded – Cllr Wilson	
12.	PA25/07529 LISTED BLDG	Mr and Mrs Richard and Irene Sowerbutts	Retrospective emergency chimney works. West Lodge, Alverton Road, Penzance	No objection. Proposed – Cllr Reynolds Seconded – Cllr Lapin	Unanimous.
13.	PA25/06549 AND PA25/06550 LISTED	Dworniak	Replacement chimney. 8 Penrose Terrace, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Reynolds	Unanimous.



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	BLDG				
14.	PA25/07468 WINDOWS	Ms H Morris	Replacement windows and door. 6 Wesley Place, Newlyn	Objection on the grounds of the proposed design as replacement windows for the property should be of sliding sash style to match the existing due to its location within the Newlyn Conservation Area. Proposed – Cllr Power Seconded – Cllr Wilson	Councillors Lapin, Power, Reynolds and Wilson in favour. Councillors Baker and Jackson against.
15.	PA25/07619 WINDOWS	Mr Colin Fell	Replace Timber sash windows with UPVC sash white windows to match existing in a conservation area. 9 Alma Terrace, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Baker	Councillors Baker, Jackson, Lapin and Power in favour. Councillors Reynolds and Wilson against.
16.	PA25/05584 LISTED	Mr Johannes Thoms	Like for like replacement of existing damaged, harbour-facing double-	No objection.	Unanimous.



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	BLDG WINDOWS		glazed window. Flat 2, Harbours Reach Lobster Pot Apartments, South Cliff, Mousehole	Proposed – Cllr Reynolds Seconded – Cllr Lapin	



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

Since the previous meeting of the Committee, the following response had been provided under the 'local council protocol:-

PA25/05976 - Replacement windows - 6 at first floor, 2 at ground floor - Bath Inn, Cornwall Terrace, Penzance

'Penzance Council 'agrees to disagree' with the Planning Officer's recommendation for refusal.'

(Councillor Lapin in favour.)

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

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

87. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 7:42 pm

Chair
26 November 2025