



MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 15 October 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).

69. APOLOGIES FOR ABSENCE

There were no apologies for absence.

Councillor Broadhurst was absent without having provided apologies.

70. DECLARATIONS OF INTEREST

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

Councillor Reynolds declared non-registerable interests in Application No.1, 'PA25/07074 - Restoration of existing Grade I listed building to use as a public building for a food hub, bar, events and office space. Works relate to the east end of the building only. Market House, Market Place, Penzance' and Agenda Item 8(a), 'Proposed Stopping up of Highway at 28 – 30 Market Place, Penzance', as a Director of the Penzance Regeneration Company – the applicant. He therefore left the meeting for both the duration of these items and the public participation associated with them.

71. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters to be considered.

72. TO APPROVE THE MINUTES OF THE MEETING HELD ON 24 SEPTEMBER 2025

Following consideration, it was unanimously

RESOLVED that the Minutes of the meeting held on 24 September 2025 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Lapin; seconded: Councillor Wilson)

73. PUBLIC PARTICIPATION



A member of the public was in attendance and spoke in favour of Application No.1 - 'PA25/07074 - Restoration of existing Grade I listed building to use as a public building for a food hub, bar, events and office space. Works relate to the east end of the building only. Market House, Market Place, Penzance' and Agenda Item 8(a), 'Proposed Stopping up of Highway at 28 – 30 Market Place, Penzance'.

A member of the public was in attendance and spoke in favour of Application No. 2 - 'PA25/06950 / PA25/06951 - Replacement roof coverings, new rear dormer, new skylights, chimney restoration, changes to dormer windows, widened back gate, extension to hardstanding, replacement garden shed and greenhouse and repainted front door. 3 North Parade, Penzance.'

74. 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 then unanimously

RESOLVED that Application No. 4 – 'PA25/07294 - Four replacement windows at the front of the property. 7 Boase Street, Newlyn' be removed from Appendix B to the Agenda and, instead, considered within Appendix A to the Agenda.

(Proposed: Councillor Lapin; seconded: Councillor Jackson)

It was then further, 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 Reynolds; seconded: Councillor Lapin)

The Committee then considered, in total, ten 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.	PA25/07074 LISTED BLDG	PZRC	Restoration of existing Grade I listed building to use as a public building for a food hub, bar, events and office space. Works relate to the east end of the building only. Market House, Market Place, Penzance	No objection. Proposed - Cllr Lapin Seconded - Cllr Wilson	Unanimous. (Councillor Reynolds was not present for this item.)
2.	PA25/06950 AND PA25/06951 LISTED BLDG	Ms Hayley Barrett	Replacement roof coverings, new rear dormer, new skylights, chimney restoration, changes to dormer windows, widened back gate, extension to hardstanding, replacement garden shed and greenhouse and repainted front door. 3 North Parade, Penzance	No objection. Proposed - Cllr Jackson Seconded - Cllr Wilson	Councillors Baker, Jackson, Power, Reynolds and Wilson in favour. Councillor Lapin against.
3.	PA25/05757	Mr Nigel & Penny Meyer	Replacement roof including dormer, extension to garden elevation to create a dining room/sun room and new windows and doors. Externally creation of 2no.	1. Objection on the following grounds:- (i) The proposed palette of	Unanimous.



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) B Jackson (Vice-Chair) KM Baker P Lapin SJ Reynolds MA Wilson
			parking spaces accessed from Raginnis Hill. Sea Haven, Raginnis Hill, Mousehole	colours and materials are inappropriate in the Area of Outstanding National Beauty and not in keeping with the locality; and (ii) The proposed additional glazing which will have a detrimental impact on the West Penwith Dark Sky Park. 2. The proposal is therefore in conflict with policies DDH1 and DDH3 of	

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) B Jackson (Vice-Chair) KM Baker P Lapin SJ Reynolds MA Wilson
				Neighbourhood Plan for Penzance Parish. Proposed - Cllr Lapin Seconded - Cllr Reynolds	
4.	PA25/06825	Stuart Bradley	Extensions and alterations. 1 Craddocks Orchard, The Parade, Mousehole	No objection. Proposed - Cllr Wilson Seconded - Cllr Lapin	Councillors Baker, Jackson, Lapin, Power and Wilson in favour. Councillor Reynolds against.
5.	PA25/07026	Christopher Jones, Cornwall Council Maritime Section Manager	Non-material amendment in relation to decision notice PA24/01142 dated 02.05.2024: Removal of the bronze metal inlay. Penzance Harbour and Mooring, Penzance Harbour, Wharf Road, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Power	Councillors Baker, Jackson, Power, Reynolds and Wilson in favour. Councillor Lapin against.
6.	PA25/07027	Christopher Jones, Cornwall Council	Non-material amendment in relation to decision notice PA24/02154 dated 24.07.2024: Existing window opening increased	This application had already been determined by the Local Planning Authority and so was not considered by the	Not applicable.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) B Jackson (Vice-Chair) KM Baker P Lapin SJ Reynolds MA Wilson
		Maritime Section Manager	in size to match adjacent window. Penzance Harbour and Moorings, Penzance Harbour, Wharf Road, Penzance	Planning Committee.	
7.	PA25/06914	Barclays Bank	Retrospective application for installation of 1no new external ATM to replace existing one. Existing glass section to be replaced with new after ATM installation. New white vinyl applied internally on glass around ATM and blue vinyl text applied externally on glass. Existing branch nameplate to be removed and made good. Barclays, 9 Market Jew Street, Penzance	No objection. Proposed – Cllr Reynolds Seconded – Cllr Jackson	Unanimous.
8.	PA25/07188	Mr W Kerr	Conversion of existing loft and associated works. 27 St James Street, Penzance	No objection. Proposed – Cllr Jackson Seconded – Cllr Wilson	Councillors Baker, Jackson, Reynolds and Wilson in favour. Councillor Lapin against. Councillor Power abstained.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) B Jackson (Vice-Chair) KM Baker P Lapin SJ Reynolds MA Wilson
9.	PA25/07367	Mr Kane Messham, Collings Greenways Capital Limited	Certificate of Lawful Development for an Existing Use of 17 Mennaye Road, Penzance as 6 x self- contained flats (dwellings). 17 Mennaye Road, Penzance	No comment. Proposed – Cllr Power Seconded – Cllr Reynolds	Unanimous.
10.	PA25/07294	Susannah + Roger Clemence + Whybrow	Four replacement windows at the front of the property. 7 Boase Street, Newlyn	Objection on the grounds of the proposed design as replacement windows for the property should be of sliding sash style due to its location within the Newlyn Conservation Area. Proposed – Cllr Lapin Seconded – Cllr Power	Councillors Baker, Lapin, Power and Wilson in favour. Councillors Jackson and Reynolds against.

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

There had been no responses provided under the ‘local council protocol’ since the Committee last met.

76. REPORTS FOR DECISION**a) Proposed Stopping Up of Highway at 28-30 Market Place, Penzance**

In its role as statutory consultee, Penzance Council had been provided with the opportunity to comment upon the proposed stopping up of the highway at 28 – 30 Market Place, Penzance.

The various documentation for consideration was set out as an appendix to the report.

Following consideration, it was unanimously

RESOLVED that no objection be offered the Department for Transport regarding the proposed stopping up of the highway at 28-30 Market Place, Penzance.

(Proposed: Councillor Lapin; seconded: Councillor Baker)

b) Newlyn Ice Works – Listing Amendment Assessment

Historic England was considering an amendment to the entry for the Newlyn Ice Works on the List of Buildings of Special Architectural or Historic Interest in order to better describe its interior and provide clarity on any special interest the machinery may have had.

In its role as statutory consultee, Penzance Council had been given the opportunity to provide any information or comments about the architectural or historic interest of the Newlyn Ice Works.

The communication from Historic England was set out as an appendix to the report.

Following consideration, it was unanimously

RESOLVED that no comment be provided to the Historic England regarding the listing of the Newlyn Ice Works.

(Proposed: Councillor Reynolds; seconded: Councillor Wilson)

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

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

78. MATTERS ARISING FOR REPORT ONLY



There were no matters arising for report.

Meeting closed at 7:45 pm

Chair
5 November 2025