

MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 26 November 2025 in the Alverne Room, St John's Hall, Alverton Street, Penzance.

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

KM Baker
P Lapin
DM Paul
SJ Reynolds
MA Wilson (from 7.02 pm)

Also present: Cal Bagshaw (Corporate Services Manager) and Elliot Ridington (Democratic Services and Governance Officer).

88. APOLOGIES FOR ABSENCE

There were no apologies for absence.

Councillor Broadhurst was absent without having provided apologies.

89. DECLARATIONS OF INTEREST

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

Councillors Baker, Jackson, Lapin, Paul, Power, Reynolds and Wilson declared non-registerable interests in Application No. 6 – PA25/04354 'Landscaping works. Penzance Town Council, Penlee Centre, Penlee Park, Penzance.' as Members of Penzance Council, the applicant, which stood to benefit financially from the proposal, should it be approved.

Councillor Reynolds declared a non-registerable interest in Application No. 18 – PA25/07919 'Proposed ATM and signage removal for bank closure. Market House, Market Jew Street, Penzance' as a director of the Penzance Regeneration Company, the owner of the property.

90. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters to be considered.

91. TO APPROVE THE MINUTES OF THE MEETING HELD ON 5 NOVEMBER 2025

Following consideration, it was

RESOLVED that the Minutes of the meeting held on 5 November 2025 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Lapin; seconded: Councillor Reynolds)

Vote; Councillors Baker, Jackson, Lapin, Power, and Reynolds in favour. Councillor Paul abstained. Councillor Wilson was not present for this item.

92. PUBLIC PARTICIPATION

There was no public participation.

93. NEW AND AMENDED PLANNING APPLICATIONS

It was

RESOLVED that Application No.s 1 and 7, PA25/08142 – ‘Replacement of original wooden sash bay windows with UPVC heritage style sash windows. The Granary, 15D Causewayhead, Penzance’ and PA25/08256 – ‘Proposed replacement windows and repairs to front and rear pitched roof.11 St Clare Street, Penzance’, be removed from Appendix B to the Agenda and instead considered independently within Appendix A.

(Proposed: Councillor Lapin; seconded: Councillor Reynolds)

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

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 Paul; seconded: Councillor Lapin)

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



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) B Jackson (Vice-Chair) KM Baker P Lapin DM Paul SJ Reynolds MA Wilson
1.	PA25/06633	Mr Michael Hourican, LiveWest	Demolition of an existing 7 storey tower block containing 22 sheltered apartments and construction of new 6 storey apartment building containing 21 general needs apartments made up of 15 x 1 bedroom & 6 x 2 bedroom apartments. Application also includes details of proposed sub-station, refuse storage, cycle storage, car parking and landscaping. Fountain Court, Tower Block, St Clare Street, Penzance	1. No objection subject to:- (i) Consideration being given to the proposed bicycle storage, on the basis that the development will have significantly more bedrooms than the number of spaces proposed. (ii) Confirmation that Building Control is satisfied with the proposed windows and their lack of ability to be opened. (iii) Confirmation that the proposed white blockwork	Unanimous.



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				<p>will be of sufficient quality and design to withstand the effects of the local maritime climate in accordance with Policy DDH1 of the Penzance Neighbourhood Plan.</p> <p>2. Clarification is sought from the applicant regarding its plans for, and/or method of, the relocation of the telecommunications and related infrastructure which is sited on the existing building.</p> <p>Proposed - Cllr Paul</p>	



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				Seconded - Cllr Lapin	
2.	PA25/08229	Treveth Development LLP	Non-material amendment in relation to Decision Notice PA23/08659 dated 29/05/24 - Amendments to the approved proposals for the repointing and rebuilding of existing walls within the gardens. Updated existing garden fountain restoration details, including ground-level lighting. Former Vospers Site, Coinagehall Street, Penzance	This application had been determined by the Local Planning Authority and so was not considered by the Planning Committee.	N/A
3.	PA25/08217	Mr J Hardy Penzance Town Council	Change of use from community space to café and associated building alterations with removal of conditions 2 and 3 in respect of PA23/08518 dated 17/07/2024 Penzance Town Council, Penlee Centre, Penlee Park, Penzance	This application was not considered by the Planning Committee as all of those Members present had declared non-registerable interests in the matter as Members of Penzance Council, the applicant, which	N/A



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				stood to benefit financially from the proposal, should it be approved.	
4.	PA25/08123 LISTED BLDG	Christopher Jones, Cornwall Council	Masonry and void maintenance repairs to the Lighthouse Pier at Penzance Harbour arrest ongoing degradation of the pier, and movement around the lighthouse at the eastern end. Refer to the drawings and Heritage Impact Assessment and Design & Assessment Statement (HIA & DAS) document for further details. Street Record, South Pier, Penzance	No objection subject to confirmation of the methods which will be employed to prevent the contamination of the local marine environment. Proposed - Cllr Lapin Seconded - Cllr Wilson	Unanimous.
5.	PA25/08274	Miss Kitty Magin	Existing conservatory replaced with single story side extension. Dormer added. Cragside, Mount Prospect Terrace, Newlyn	No objection. Proposed - Cllr Wilson Seconded - Cllr Jackson	Councillors Baker, Jackson, Paul, Power, Reynolds and Wilson in favour. Councillor Lapin against.

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6.	PA25/07648	Tracey Middleton	Single storey rear extension, conversion of existing garage and new balcony at 6 Rock Road, Penzance, TR18 4PJ. 6 Rock Road, Penzance	No objection. Proposed - Cllr Lapin Seconded - Cllr Wilson	Unanimous.
7.	PA25/07913	Mr and Mrs John and Mary Bennetts	Alterations and extension to a private house Pen Tor, Park Corner, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.
8.	PA25/08218	Mr & Mrs G Weissberg	Replacement single storey rear extension. Installation of new window and rooflight. 6 Rosevean Terrace, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.
9.	PA25/08198	Mr & Mrs R Dylan	Single storey rear extension and replacement windows. 4A Albert Villas, Penrose Terrace, Penzance	No objection. Proposed – Cllr Wilson Seconded – Cllr Jackson	Unanimous.

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10.	PA25/07771	Mr Ross Payne LiveWest	Single storey bedroom extension to the side of a semi detached house. 26 Chywoone Crescent, Newlyn	No objection. Proposed – Cllr Reynolds Seconded – Cllr Wilson	Unanimous.
11.	PA25/08291	Dr Jonathan Ratoff	Proposed alterations to existing ground floor rear extension. 7 Wellington Place, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.
12.	PA25/07989	Mr & Mrs Dawson	Replacement windows to the rear, replacement doors and roofspace conversion with variation of condition 2 in respect of decision PA21/09767 dated 07/12/2021. 12 Belgravia Street, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Reynolds	Unanimous.
13.	PA25/08516	Mr & Mrs Richard and Irene Sowerbutts	Non-Material Amendment in relation to Decision Notice PA25/02182 dated 12th May 2025, namely, change to proposed garage roofing material. West Lodge, Alverton Road,	No objection. Proposed – Cllr Reynolds Seconded – Cllr Paul	Councillors Baker, Jackson, Paul, Power, Reynolds and Wilson in favour. Councillor Lapin against.

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			Penzance		
14.	PA25/08286	Mrs Jay	Proposed retention of the conversion of a former garage to a self-contained annexe. Trungle Rise, Trungle, Paul	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 Trungle Rise, Trungle, Paul and at no time being used as a separate residential unit of accommodation. Proposed – Cllr Reynolds Seconded – Cllr Lapin	Unanimous.
15.	PA25/08204	Mr H Fido	Install a new conservatory on the western elevation of the property. Biscovey, Trewithen Road, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.

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16.	PA25/08551	Allen	Loft conversion with external stair access. Trannack Le Heamoor, 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 Trannack Le, Heamoor, Penzance and at no time being used as a separate residential unit of accommodation. Proposed – Cllr Reynolds Seconded – Cllr Paul	Councillors Baker, Jackson, Paul, Power, Reynolds and Wilson in favour. Councillor Lapin against.
17.	PA25/08141 LISTED BLDG	Mr M Frey	Refurbishment of sanitary rooms and addition of a new ensuite shower room. Flat 5, 38 Chapel Street, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.
18.	PA25/07919 LISTED	Lloyds Banking	Proposed ATM and signage removal for bank closure.	No objection.	Unanimous. (Councillor Reynolds

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	BLDG	Group, c/o Mite Plc	Market House, Market Jew Street, Penzance	Proposed – Cllr Lapin Seconded – Cllr Baker	was not present for this item.)
19.	PA25/08142 WINDOWS	Mr Robert Scotter	Replacement of original wooden sash bay windows with UPVC heritage style sash windows. The Granary, 15D Causewayhead, Penzance	No objection subject to the proposed windows being of a heritage style sufficient to match the existing. Proposed – Cllr Power Seconded – Cllr Reynolds	Unanimous.
20.	PA25/08256 LISTED BLDG WINDOWS / ROOF	Mrs K Gibbon	Proposed replacement windows and repairs to front and rear pitched roof. 11 St Clare Street, Penzance	The comments of the Historic Environment Planning Service be noted and supported. Proposed – Cllr Reynolds Seconded – Cllr Wilson	Unanimous.

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

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

PA25/05909 - Replacement of life expired flat roof to 1980's block with slate mansard incorporating care suite and enclosure of re-configured fire escape stair - Chyons Residential Home, Clifton Hill, Newlyn

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

(Councillor Reynolds in favour.)

PA25/07294 - Four replacement windows at the front of the property, 7 Boase Street, Newlyn

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

(Members were not consulted as, due to it being a householder application, there was no opportunity to request that the matter was determined by the West Sub-Area Planning Committee.)

PA25/05757 - Replacement roof including dormer, extension to garden elevation to create a dining room/ sun room and new windows and doors. Externally creation of 2no. parking spaces accessed from Raginnis Hill - Sea Haven, Raginnis Hill, Mousehole

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

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

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

96. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 7:54 pm

Chair
17 December 2025