

MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 14 January 2026 in the St Piran's Room, the Penlee Centre, Penlee Park, Penzance.

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

KM Baker (from 7.04 pm)
P Lapin
DM Paul
SJ Reynolds
MA Wilson

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

107. APOLOGIES FOR ABSENCE

There were no apologies for absence.

Councillor Broadhurst was absent without having provided apologies.

108. DECLARATIONS OF INTEREST

There were no declarations of interest.

109. TO CONSIDER WRITTEN REQUESTS FOR DISPENSATION

No written requests for dispensation had been received.

110. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters to be considered.

111. TO APPROVE THE MINUTES OF THE MEETING HELD ON 17 DECEMBER 2025

Following consideration, it was unanimously

RESOLVED that the Minutes of the meeting held on 17 December 2025 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Reynolds; seconded: Councillor Paul)

(Councillor Baker was not present for this item.)

112. PUBLIC PARTICIPATION

There was no public participation.

113. 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 Reynolds; seconded: Councillor Paul)

(Councillor Baker was not present for this item.)

The Committee then considered, in total, ten 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) KM Baker P Lapin DM Paul SJ Reynolds MA Wilson
1.	PA25/06633	Mr Michael Hourican	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	No objection. Proposed - Cllr Paul Seconded - Cllr Lapin	Unanimous.
2.	PA25/09081	Dr Eloise Pitts	Rebuild of existing outbuilding to provide annexe accommodation and link extension including alterations to existing dwelling. Trevithal An Mor, Trevithal, Paul	Objection on the following grounds:- 1. The excessive fenestration on the north elevation of the proposed 'link extension' which will	Unanimous.



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				<p>be detrimental to the West Penwith Internation Dark Sky Park in contravention of Policy DDH3 of the Penzance Neighbourhood Plan.</p> <p>2. The overall size of the proposed link extension which fails to respect the character of the host property in contravention of Policy DDH1 of the Penzance Neighbourhood Plan.</p> <p>3. There being no apparent submission of a flood risk assessment for the development despite the proposal resulting</p>	



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				<p>in a significant increase in the footprint of the property and the resulting surface water run-off.</p> <p>Proposed - Cllr Reynolds Seconded - Cllr Lapin</p>	
3.	PA25/07752	Mr & Mrs Withey	Extensions and internal alterations to existing dwelling house and associated works. Brambles Cottage, 30A Raginnis Hill, Mousehole	1. 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.	Unanimous.



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				<p>2. The comments of Cornwall National Landscape (AONB) are both noted and supported.</p> <p>Proposed - Cllr Reynolds Seconded - Cllr Lapin</p>	
4.	PA25/08849	Mr Ian Sinclair	Proposed parking area and associated works. Britannia Cliff Road, Mousehole	No objection. Proposed - Cllr Reynolds Seconded - Cllr Wilson	Unanimous.
5.	PA25/09332	Cher Varya Cher Varya Commercial Limited	'Extension to rear of existing building to create six residential apartments' with variation of Condition 2 of decision notice PA21/10033, dated 27/06/2022. 10-13 Causewayhead, Penzance	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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					JS Power (Chair) B Jackson (Vice-Chair) KM Baker P Lapin DM Paul SJ Reynolds MA Wilson
6.	PA25/09151	Mr J Harvey W Harvey & Sons	Proposed installation of solar panels to the existing roof and 2 replacement windows. W Harvey & Sons Shellfish Merchants, 45 - 47 The Coombe, Newlyn	No objection. Proposed - Cllr Wilson Seconded - Cllr Jackson	Councillors Baker, Jackson, Paul, Power, Reynolds and Wilson in favour. Councillor Lapin against.
7.	PA25/09196	Natasha Kozaily Kalabash Arts	Proposed new roof structure to address defects in the existing roof fabric and introduce high-level clerestory glazing. Kalabash, 1 Albert Street, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Power	Unanimous.
8.	PA25/08569	Mrs Sian Tryner Ethicus Consultancy	Non material amendment in relation to decision notice PA19/06962 dated 21/08/2019 to allow blocking up of window on the ground floor of the south east elevation, ground floor window to the south west border of unit 2 be extended to a width of 1.8m and a height of 1.2m and skim the	This application had been determined by the Local Planning Authority and so was not considered by the Planning Committee.	N/A



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			existing grit dash render with a smooth white render to improve the outside appearance. Hove Cottage, South Place Folly, Penzance		
9.	PA25/08748	Mr Denys Stephens	Removal of the existing pitched corrugated mineral fibre roof at the rear of the property and replacement with a new traditional construction timber flat roof with grp roof finish. 2 Clifton Terrace, Newlyn	No objection. Proposed – Cllr Lapin Seconded – Cllr Paul	Unanimous.
10.	PA25/07660 LISTED BLDG	Mr & Mrs Ian & Emily Barker	Listed building consent for emergency works to repair a defective parapet gutter which is causing external and internal damage The Vicarage, 24 Chapel Street, Penzance	No objection. Proposed – Cllr Reynolds Seconded – Cllr Wilson	Unanimous.

114. 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:-

PA25/00085 - Outline planning application with some matters reserved (appearance, landscaping, layout and scale) for the development of up to 140 dwellings (including affordable housing); accessed off the A3071, alongside the provision of open space, ecological mitigation, and supporting infrastructure- Land North Of The A3071, Castle Horneck, Penzance

'Penzance Council requests that this application is determined by the appropriate Committee of Cornwall Council.'

(Councillors Baker, Lapin and Reynolds in favour.)

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

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

116. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 7:26 pm

Chair
4 February 2026