

MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 17 December 2025 in the Alverne Room, St John's Hall, Alverton Street, Penzance.

PRESENT JS Power (Chair)

KM Baker
P Lapin
DM Paul
SJ Reynolds

Also present: Councillor JM How, Councillor D Smart Knight and Elliot Ridington (Democratic Services and Governance Officer).

97. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Jackson and Wilson.

Councillor Broadhurst was absent without having provided apologies.

98. DECLARATIONS OF INTEREST

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

Councillor Power declared a non-registerable interest in Application No. 1 - 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, Penzance*' as her husband was both an objector to this application and a member of the Mounts Bay Action Group which also opposed it. It would therefore have a detrimental impact upon his wellbeing, were it to be approved.

99. TO CONSIDER WRITTEN REQUESTS FOR DISPENSATION

Councillor Power left the meeting for the duration of this item and, in the absence of both the Chair and Vice-Chair of the Committee, it was necessary to elect a Chair for this Agenda Item.

In the absence of any other nominations, it was unanimously

RESOLVED that Councillor Reynolds be appointed Chair for the duration of this Agenda item.

(Proposed: Councillor Paul; seconded: Councillor Lapin)

Councillor Power had submitted a written request for dispensation in relation to Application No. 1 – 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, Penzance’*. This request had been submitted so that she might remain in the room to exercise her duties as Chair of the Committee during the ‘public participation’ item and the consideration of the planning application itself, but not to take part in the vote(s).

Following consideration, it was unanimously

RESOLVED that, in accordance with Standing Order 15(m), Councillor Power be granted a dispensation in respect of Application No. 1 – 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, Penzance’* for the duration of its consideration but that this dispensation solely provide for remaining in the meeting to exercise her duties as Chair and not to take part in the vote.

(Proposed: Councillor Paul; seconded: Councillor Baker)

(Councillor Power was not present for this item.)

100. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters to be considered.

101. TO APPROVE THE MINUTES OF THE MEETING HELD ON 26 NOVEMBER 2025

Following consideration, it was unanimously

RESOLVED that the Minutes of the meeting held on 26 November 2025 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Lapin; seconded: Councillor Reynolds)

102. PUBLIC PARTICIPATION

Thirteen members of the public were in attendance who spoke in opposition to Application No. 1 - 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, Penzance*'.

103. 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)

The Committee then considered, in total, nine 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) KM Baker P Lapin DM Paul SJ Reynolds
1.	PA25/04955	Tresco Island Ltd	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, Penzance	1. Objection to the variation and/or removal of the existing planning conditions on the grounds that the requested increases in permitted noise will result in:- (i) A loss of residential amenity and adverse impacts on the general health and wellbeing of the residents both in the vicinity of the heliport and beneath the flightpath(s); (ii) A detrimental impact on the adjacent Areas of	Councillors Baker, Lapin, Paul and Reynolds in favour. Councillor Power abstained.



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) KM Baker P Lapin DM Paul SJ Reynolds
				<p>(iii) Outstanding Natural Beauty; and Potentially significant effects on the Marazion Marsh Special Protection Area (SPA), Ramsar and a number of Sites of Special Scientific Interest (SSSI).</p> <p>2. In light of the points set out in (1.) above, the proposal is contrary to the aims and intentions of Paragraph 198 of the National Planning Policy Framework, Policies 13, 16 and 23 of the Cornwall Local Plan and Policy C1</p>	



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) KM Baker P Lapin DM Paul SJ Reynolds
				<p>(3.) and (8.) of the Climate Emergency Development Plan Document.</p> <p>3. There is a lack of clear reason for the proposed amendments to Condition 27 and, were this change to be approved, there would be a lack of consistency in decision making on the part of the Local Planning Authority as the environment which gave rise to its necessity has not changed.</p> <p>4. With regard to the proposed removal of Condition 38, it</p>	



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) KM Baker P Lapin DM Paul SJ Reynolds
				<p>remains unclear to this Committee why its removal is sought when it was discharged by the notice of 18 August 2020. It also remains unclear as to why this Condition was discharged when only the methods and timescale of monitoring were submitted, with no apparent submission of the monitoring results as required by said Condition.</p> <p>5. A request is made that the Penzance Heliport Stakeholders Forum is reestablished and/or reconvened as a matter of urgency in</p>	

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) KM Baker P Lapin DM Paul SJ Reynolds
				order to provide a meaningful means of dialogue between all interested parties. Proposed - Cllr Reynolds Seconded - Cllr Paul	
2.	PA25/08782	Mr Jamie Murphy	Non-material amendment to decision notice PA24/02682 dated 03.09.2024 to Extend the crane gantry externally from existing warehouse. Dry Dock Penzance, Dry Dock Limited, Wharf Road, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Lapin	Unanimous.
3.	PA25/08676	Mr & Mrs E Oates	Dormer extensions to serve loft conversion. 6 Kenstella Road, Newlyn	Objection on the grounds that, due to the scale of the proposed front dormer, the development would be out of keeping with the neighbouring properties and wider street scene.	Councillors Baker, Lapin, Paul and Reynolds in favour. Councillor Power abstained.



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) KM Baker P Lapin DM Paul SJ Reynolds
				Proposed - Cllr Paul Seconded - Cllr Lapin	
4.	PA25/09122	Mr Parsons	Replacement of life expired windows with UPVC and demolition of existing poor quality lean-to and creation of first floor balcony with glass balustrade Trevelyan Cottage, Chapel Street, Penzance	No objection subject to there being no unacceptable increase in the overlooking of neighbouring properties. Proposed - Cllr Paul Seconded - Cllr Baker	Unanimous.
5.	PA25/08806	Mrs H Cain	Conversion of Garage to Form Linked Extension to Dwelling, Internal Refurbishments, Internal Alterations & Associated Works. Anjarden, Gwelenys Road, Mousehole	No objection. Proposed - Cllr Lapin Seconded - Cllr Paul	Unanimous.
6.	PA25/08684 AND PA25/08685 LISTED BLDG	Mr. & Mrs. L. Atter	Proposed Rear Extension with Associated External Works and Internal Alterations. 22 Regent Terrace, Penzance.	No objection. Proposed - Cllr Lapin Seconded - Cllr Power	Unanimous.



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) KM Baker P Lapin DM Paul SJ Reynolds
7.	PA25/08702	Mr & Mrs S Anderson	Single storey rear extension. Replacement windows throughout. Rendering of front wall. 16 Rosevean Road, Penzance	Objection to the proposed rendering of the front wall which would have a harmful impact upon the street scene and group value of the surrounding properties and a detrimental impact upon the Penzance Conservation Area. Proposed – Cllr Lapin Seconded – Cllr Paul	Unanimous.
8.	PA25/09027	Robert Stephens	Non-material amendment in relation to decision notice PA25/04613 dated 24.09.2025 to allow:- 1. Alteration of the roof from a mono-pitch design to a flat roof leading to a 12-degree pitch. 2 Finished Floor Level Adjustment. 3. External Steps Reorientation. 4. Under-croft Door Relocation. 5. Window and Juliet Balcony Door Adjustment.	No objection. Proposed – Cllr Reynolds Seconded – Cllr Power	Councillors Baker, Paul, Power and Reynolds in favour. Councillor Lapin against.



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) KM Baker P Lapin DM Paul SJ Reynolds
			18 Lower Gurnick Road, Newlyn		
9.	PA25/08495	Dr Linda Thomas	Erection of greenhouse. The Mews, Rosehill, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Paul	Unanimous.

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

There had been no responses provided under the 'local council protocol' since the previous meeting of the Committee.

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

Following consideration, it was unanimously

RESOLVED that Councillor 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:-

PA25/00085 - 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

(Proposed: Councillor Power; seconded: Councillor Paul)

106. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 8:13 pm

Chair
14 January 2026