

MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 4 February 2026 in the St Piran's Room, the Penlee Centre, Penlee Park, Penzance.

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

KM Baker
P Lapin
DM Paul
SJ Reynolds
MA Wilson

Also present: Elliot Ridington (Democratic Services and Governance Officer).

117. APOLOGIES FOR ABSENCE

There were no apologies for absence.

Councillor Broadhurst was absent without having provided apologies.

118. DECLARATIONS OF INTEREST

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

Councillors Baker, Jackson and Wilson declared non-registerable interests in Appendix B to the Agenda as trustees of the Pengarth Day Centre and left the meeting for the duration of the item's consideration.

119. TO CONSIDER WRITTEN REQUESTS FOR DISPENSATION

No written requests for dispensation had been received.

120. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters to be considered.

121. TO APPROVE THE MINUTES OF THE MEETING HELD ON 14 JANUARY 2026

Following consideration, it was unanimously

RESOLVED that the Minutes of the meeting held on 14 January 2026 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Lapin; seconded: Councillor Paul)

122. PUBLIC PARTICIPATION



A member of the public was in attendance and spoke in favour of Application No. 1 – PA26/00387 ‘Installation of a 50 tonne crane on steel rails within the dry dock; restoration of the dry dock gates and replacement of the entrance gates with a new gate on rollers; a new pumping system; redevelopment of staff & training facilities including a new office roof; an increase in height by 1.8m of the workshop troughs; replacement of the toilet block with a working area; and raising the ends of the roof and roller doors on the existing warehouse with variation of condition 2 of decision notice PA24/02682 dated 03.09.2024. Penzance Dry Dock Limited, Wharf Road, Penzance’.

123. 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 Lapin)

(Councillors Baker, Jackson and Wilson were not present for this item.)

The Committee then considered, in total, thirteen 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.	PA26/00387	Mr Jamie Murphy, Penzance Maritime Holdings Ltd	Installation of a 50 tonne crane on steel rails within the dry dock; restoration of the dry dock gates and replacement of the entrance gates with a new gate on rollers; a new pumping system; redevelopment of staff & training facilities including a new office roof; an increase in height by 1.8m of the workshop troughs; replacement of the toilet block with a working area; and raising the ends of the roof and roller doors on the existing warehouse with variation of condition 2 of decision notice PA24/02682 dated 03.09.2024. Penzance Dry Dock Limited, Wharf Road, Penzance	No objection. Proposed – Cllr Lapin Seconded - Cllr Paul	Councillors Baker, Jackson, Lapin, Paul, Power and Reynolds in favour. Councillor Wilson abstained.
2.	PA25/09482	Urban Innovation Company (UIC) Ltd	Installation of smart hub with integrated digital screens at 4 locations within Penzance. Sites at Market Jew Street, Wharf	Objection on the following grounds:-	Councillors Baker, Jackson, Paul, Power, Reynolds and Wilson in favour. Councillor



	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
			Road, East Terrace and Western Promenade Road, Penzance	1. The proposed smart hubs would be incongruous in their settings, would not demonstrate high-quality design and would neither respect nor reflect the streetscape settings and/or local distinctiveness of the areas in which they would be located in conflict with Paragraphs 139 and 141 of the National Planning Policy Framework, Policy 12 of the Cornwall Local Plan and Policy DDH1 of the Penzance Neighbourhood Plan.	Lapin against.



	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
				<p>2. In light of (1.) above, there would be an adverse impact on the Penzance Conservation Area and detriment to the settings of a variety of listed buildings in conflict with Paragraphs 203, 212 and 213 of the National Planning Policy Framework and Policy 24 of the Cornwall Local Plan.</p> <p>3. The submission of an inadequate heritage statement which references neither the characteristics nor circumstances of the specific areas where</p>	



	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
				<p>the developments are proposed.</p> <p>4. The introduction of additional clutter on pavements which would serve to restrict pedestrian movement and have a particularly detrimental impact upon those with physical disabilities when trying to navigate the streetscape in conflict with the Streets for People Design Code.</p> <p>5. While the application refers to a number of benefits associated with the Smart Hubs, Penzance already enjoys free town</p>	

	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
				<p>centre WiFi, collects footfall data by means of Geosense technology and is in the process of developing a Wayfinding Strategy. With this in mind, any benefits associated with the proposal are outweighed by the detrimental impacts listed above.</p> <p>Proposed - Cllr Reynolds Seconded - Cllr Wilson</p>	
3.	PA25/09483	Urban Innovation Company (UIC) Ltd	Advertisement consent for 2-sided (back-to-back) digital LED displays at 4 locations within Penzance. Sites at Market Jew Street, Wharf Road, East Terrace and Western Promenade Road, Penzance	<p>Objection on the following grounds:-</p> <p>1. The proposed smart hubs would be incongruous in their</p>	Councillors Baker, Jackson, Paul, Power, Reynolds and Wilson in favour. Councillor Lapin against.



	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
				<p>settings, would not demonstrate high-quality design and would neither respect nor reflect the streetscape settings and/or local distinctiveness of the areas in which they would be located in conflict with Paragraphs 139 and 141 of the National Planning Policy Framework, Policy 12 of the Cornwall Local Plan and Policy DDH1 of the Penzance Neighbourhood Plan.</p> <p>2. In light of (1.) above, there would be an adverse impact on the Penzance</p>	



	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
				<p>Conservation Area and detriment to the settings of a variety of listed buildings in conflict with Paragraphs 203, 212 and 213 of the National Planning Policy Framework and Policy 24 of the Cornwall Local Plan.</p> <p>3. The submission of an inadequate heritage statement which references neither the characteristics nor circumstances of the specific areas where the developments are proposed.</p> <p>4. The introduction of additional clutter on pavements which</p>	



	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
				<p>would serve to restrict pedestrian movement and have a particularly detrimental impact upon those with physical disabilities when trying to navigate the streetscape in conflict with the Streets for People Design Code.</p> <p>5. While the application refers to a number of benefits associated with the Smart Hubs, Penzance already enjoys free town centre WiFi, collects footfall data by means of Geosense technology and is in_</p>	

	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
				<p>the process of developing a Wayfinding Strategy. With this in mind, any benefits associated with the proposal are outweighed by the detrimental impacts listed above.</p> <p>Proposed - Cllr Reynolds Seconded - Cllr Wilson</p>	
4.	PA26/00027	Mr and Mrs Ross and Georgie Williams	A first-floor bedroom extension over an existing garage. 35 Gurnick Road, Newlyn	<p>No objection.</p> <p>Proposed - Cllr Wilson Seconded - Cllr Reynolds</p>	Councillors Baker, Jackson, Paul, Power, Reynolds and Wilson in favour. Councillor Lapin against.
5.	PA25/09553	Miss Anna Bingham	Ground floor (single storey) kitchen extension incorporating existing outbuildings and galley kitchen within rear courtyard. Mounting of a heat pump.	<p>No objection.</p> <p>Proposed - Cllr Lapin Seconded - Cllr Wilson</p>	Unanimous.

	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
			3 Wellington Place, Penzance		
6.	PA26/00037	Mr C Bow C Bows Developments	Change of use of store to self contained dwelling Land Rear Of 10 Market Jew Street, Bread Street, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Paul	Unanimous.
7.	PA25/07093	Mr and Mrs D Lawley	Conversion and change of use of domestic garage/store to holiday let. Garage Adj to Tyller Tythy, Boscathnoe Farm, Boscathnoe Lane, Heamoor	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.
8.	PA25/09306 AND PA25/09307 LISTED BLDG	Mr and Mrs Ian and Emily Barker	Essential repairs, alterations and improvements, primarily urgent and essential (yet sensitive) repairs to a failed parapet gutter and stone cornice, replacement rain-water goods, window repairs, internal repairs and minor alterations. This application also includes the	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.

	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
			proposed demolition of an architecturally non sensitive modern 1960???'s link extension with garage to replace with a replacement extension which is essentially a garden room of architectural and technical merit. The Vicarage, 24 Chapel Street, Penzance		
9.	PA25/09642	Ms Diana Heyer	Replacement roofs, chimney, windows, doors, porch & new shower room. 3 Bullock Market Terrace, Penzance	No objection. Proposed – Cllr Reynolds Seconded – Cllr Lapin	Unanimous.
10.	PA25/09650 AND PA25/09651 LISTED BLDG	Mr Steve Sarre	Relaying roof using existing slates and ridge tiles. Installation of Solar PV array to West slope of roof and incorporation of roof ventilators. Alphington House, Alverton Place, Penzance	No objection. Proposed – Cllr Power Seconded – Cllr Paul	Unanimous.

	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
11.	PA25/09417 LISTED BLDG	Mr Peter Annand and Mr John Molyneux	Replacement of French doors and conservatory. Flat 2 West Wing, Lower Larrigan House, 25 Lariggan Crescent, Penzance	No objection subject to the comments of the Historic Environment Planning Service being addressed. Proposed – Cllr Reynolds Seconded – Cllr Lapin	Unanimous.
12.	PA25/08076	Mr Toby Ash	Erection of hand-made wooden greenhouse in garden. 6 Victoria Place, Penzance	No objection. Proposed – Cllr Lapin Seconded – Cllr Wilson	Unanimous.
13.	PA26/00252	Kernow Haven Lettings Ltd	Certificate of lawfulness for Existing use for Sui Generis House in Multiple Occupation comprising 8 letting rooms with accommodation for up to 10 occupants. 7 Lescudjack Road, Penzance	No comment. Proposed – Cllr Reynolds Seconded – Cllr Paul	Unanimous.



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

There had been no responses submitted under the 'Local Council Protocol' since the preceding meeting of the Committee.

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

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

126. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 7:43 pm

Chair
25 February 2026