

**MINUTES OF THE PLANNING COMMITTEE MEETING** held at 7:00 pm on Wednesday 18 March 2026 in the Alverne Room, St John's Hall, Alverton Street, Penzance.

**PRESENT** JS Power (Chair)

KM Baker  
P Lapin  
DM Paul  
SJ Reynolds  
MA Wilson

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

**137. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Jackson.

Councillor Broadhurst was absent without having provided apologies.

**138. DECLARATIONS OF INTEREST**

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

Councillor Reynolds declared a non-registerable interest in Application No. 2 - PA26/01215 'Centenary commemoration project for the installation of Trinity House Buoy. The Promenade, Penzance' as an honorary member of the Penzance Rotary Club, the applicant, and left the meeting for the duration of the item. He then further declared a non-registerable interest in Application No. 9 - PA26/01178 'Non-material amendment in relation to decision notice PA24/06493 dated 15/09/2025 for the reinstatement of a window opening that was shown blocked up on the approved plans. 28 – 30 Market Place, Penzance' as a director of the Penzance Regeneration Company, the applicant, and left the meeting for the duration of the item.

**139. TO CONSIDER WRITTEN REQUESTS FOR DISPENSATION**

No written requests for dispensation had been received.

**140. EXCLUSION OF THE PRESS AND PUBLIC**

There were no confidential matters to be considered.

**141. TO APPROVE THE MINUTES OF THE MEETING HELD ON 25 FEBRUARY 2026**

Following consideration, it was

**RESOLVED** that the Minutes of the meeting held on 25 February 2026 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Reynolds; seconded: Councillor Paul)

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

#### **142. PUBLIC PARTICIPATION**

A member of the public was in attendance and spoke in favour of Application No. 16 – PA26/00958 ‘Change of use of existing guesthouse (C1) to a single residential dwelling (C3). No physical alterations proposed. Accommodation Pentrea Hotel, Alexandra Road, Penzance’.

#### **143. 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 Paul; seconded: Councillor Reynolds)

The Committee then considered, in total, fifteen 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 MA Wilson
1.	<a href="#">PA26/00641</a>	Laura Rafferty-Trow Mobile Broadband Network Limited	Prior notification of proposed development by telecommunications code system operators for installation of a lattice tower with 6no. antenna apertures, 4no. 600mm transmission dishes and 4no. equipment cabinets with double access gate and development ancillary thereto. <b>Land South of Ponsandane Campsite, Eastern Green, Penzance</b>	Objection on the grounds that the proposal:-  1. Conflicts with Policy DDH1(2.) of the Neighbourhood Plan for Penzance, specifically that it neither retains nor enhances the distinctive view(s) from a number of vantage points.  2. Conflicts with Policy 23 of the Cornwall Local Plan, specifically that it neither sustains local distinctiveness nor character, nor is it of an appropriate scale and mass and nor does the design recognise and respect	<b>Unanimous.</b>



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				the local landscape character. In addition, the development would neither conserve, protect nor enhance the biodiversity of the site.  <b>Proposed - Cllr Reynolds Seconded - Cllr Wilson</b>	
2.	<a href="#">PA26/01215</a>	Mr Nicholas Clift	Centenary commemoration project for the installation of Trinity House Buoy. <b>The Promenade, Penzance</b>	No objection. However, the submitted Design and Heritage Impact Statements are inaccurate as they refer to the site location proposed previously.  <b>Proposed - Cllr Paul Seconded - Cllr Power</b>	<b>Unanimous. (Councillor Reynolds was not present for this item.)</b>
3.	<a href="#">PA26/00043</a>	Mr R & Mrs D & J Roberts	Change of use and conversion with minor extension to the first floor to create 2 flats, replacement	No objection subject to the existing windows, doors and door openings being	<b>Unanimous.</b>



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			windows and doors, replacement roof coverings and all associated works. <b>11 - 13 The Coombe, Newlyn</b>	retained due to their importance to the character of the host building.  <b>Proposed - Cllr Power</b> <b>Seconded - Cllr Lapin</b>	
4.	<a href="#">PA26/01258</a>	Ms Jayne Phillips	Removal of rear boundary wall, change of window to door, Replacement of upvc windows and door with timber. <b>7 Bullock Market Terrace, Penzance</b>	No objection.  <b>Proposed - Cllr Lapin</b> <b>Seconded - Cllr Wilson</b>	<b>Unanimous.</b>
5.	<a href="#">PA26/00998</a>	Ms Heather Kaute	Proposed garden room. <b>6 Higher Lariggan, Penzance</b>	This application had already been determined by the Local Planning Authority and so was not subject to the consideration of the Planning Committee.	<b>N/A</b>
6.	<a href="#">PA26/01519</a>	Miss Suzie Sinclair	Proposal to change the dwelling back to two dwellings. <b>1 &amp; 2 Mount View Terrace,</b>	No objection.  <b>Proposed - Cllr Lapin</b>	<b>Unanimous.</b>



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					<b>JS Power (Chair)</b> <b>KM Baker</b> <b>P Lapin</b> <b>DM Paul</b> <b>SJ Reynolds</b> <b>MA Wilson</b>
			<b>Newlyn</b>	<b>Seconded - Cllr Wilson</b>	
7.	<a href="#">PA26/01097</a>	Mr & Mrs J Cornish	Replacement single storey rear extension and alterations. <b>5 Rosevean Terrace, Penzance</b>	No objection. <b>Proposed - Cllr Paul</b> <b>Seconded - Cllr Lapin</b>	<b>Unanimous.</b>
8.	<a href="#">PA26/01423</a>	Mrs W Luke	Non-material amendment in relation to decision notice PA24/06945 dated 12/12/2024 to allow the east elevation of the rear extension and decking walls will be finished in render instead of stone. <b>Trelawn, Trythogga, Gulval</b>	No objection. <b>Proposed - Cllr Reynolds</b> <b>Seconded - Cllr Wilson</b>	<b>Unanimous</b>
9.	<a href="#">PA26/01178</a>	Susan Stuart The Penzance Regeneration Company CIC	Non-material amendment in relation to decision notice PA24/06493 dated 15/09/2025 for the reinstatement of a window opening that was shown blocked up on the approved plans. <b>28 – 30 Market Place, Penzance, TR18 2JD.</b>	No objection. <b>Proposed - Cllr Lapin</b> <b>Seconded - Cllr Paul</b>	<b>Unanimous.</b> <b>(Councillor Reynolds was not present for this item.)</b>

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10.	<a href="#">PA26/01090</a>	Miss Georgina Hayman, Coastline Housing Ltd	Non-material amendment in relation to decision notice PA24/04013 dated 15.01.2025: Minor amendment to boundary treatment to plots 44-39, 58-62, 65-69, 72-76 - planting a native hedgerow with a timber close boarded fence behind <b>Land Adjacent to A30, St Clare, Penzance</b>	No objection.  <b>Proposed - Cllr Lapin</b> <b>Seconded - Cllr Wilson</b>	<b>Unanimous.</b>
11.	<a href="#">PA26/00988</a> AND <a href="#">PA26/00989</a> <b>LISTED BLDG</b>	Mr & Mrs Askham	General Refurbishments, Replacement Windows, Improvements to Existing Side Extension & Associated Works. <b>1 Redinnick Place, Penzance</b>	No objection.  <b>Proposed - Cllr Lapin</b> <b>Seconded - Cllr Paul</b>	<b>Unanimous.</b>
12.	<a href="#">PA25/08041</a> AND <a href="#">PA25/08042</a> <b>LISTED</b>	Mr Paul Bassett	To complete roof works, re render front chimney, replace all chimney pots, replace guttering and down pipes, replace existing skylight roof	No objection.  <b>Proposed - Cllr Lapin</b> <b>Seconded - Cllr Baker</b>	<b>Unanimous.</b>



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	<b>BLDG</b>		window and install two bathroom extractor air vents. <b>12 Penrose Terrace, Penzance</b>		
13.	<a href="#">PA26/00913</a> <b>LISTED BLDG</b>	Star Pubs and Bars	Erection of illuminated signs to the exterior of the building and the redecorating of the exterior walls. <b>The Star Inn, 119 Market Jew Street, Penzance</b>	No objection.  <b>Proposed - Cllr Lapin Seconded - Cllr Wilson</b>	<b>Unanimous.</b>
14.	<a href="#">PA26/00910</a>	Star Pubs and Bars	Advertisement Consent for the erection of eleven signs (illuminated and non-illuminated) signs to the exterior of the building and redecoration of the exterior walls. <b>The Star Inn, 119 Market Jew Street, Penzance</b>	No objection.  <b>Proposed - Cllr Reynolds Seconded - Cllr Paul</b>	<b>Unanimous.</b>
15.	<a href="#">PA26/01347</a>	Ms Natalie Wilkinson	Application for a Lawful Development Certificate for an Existing use of the property as single self-contained dwellinghouse (Use Class C3).	No comment.  <b>Proposed - Cllr Power Seconded - Cllr Paul</b>	<b>Unanimous.</b>



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT:
			<b>22 Fore Street, Newlyn</b>		<b>JS Power (Chair) KM Baker P Lapin DM Paul SJ Reynolds MA Wilson</b>
16.	<a href="#">PA26/00958</a>	Mrs Susan Coplan-Scott	Change of use of existing guesthouse (C1) to a single residential dwelling (C3). No physical alterations proposed. <b>Accommodation Pentrea Hotel, Alexandra Road, Penzance</b>	No objection.  <b>Proposed - Cllr Lapin Seconded - Cllr Paul</b>	<b>Unanimous.</b>



**144. 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.

**145. APPOINTMENT OF MEMBER(S) TO REPRESENT PENZANCE COUNCIL**

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

**146. MATTERS ARISING FOR REPORT ONLY**

There were no matters arising for report.

Meeting closed at 7:32 pm

Chair  
8 April 2026

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