

MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 8 April 2026 in the St Piran's Room, the Penlee Centre, Penlee Park, Penzance.

PRESENT JS Power (Chair)

KM Baker
P Lapin
DM Paul
SJ Reynolds
MA Wilson

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

147. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Jackson.

Councillor Broadhurst was absent without having provided apologies.

148. DECLARATIONS OF INTEREST

There were no declarations of interest.

149. TO CONSIDER WRITTEN REQUESTS FOR DISPENSATION

No written requests for dispensation had been received.

150. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters to be considered.

151. TO APPROVE THE MINUTES OF THE MEETING HELD ON 18 MARCH 2026

Following consideration, it was unanimously

RESOLVED that the Minutes of the meeting held on 18 March 2026 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Lapin; seconded: Councillor Wilson)

152. PUBLIC PARTICIPATION

There was no public participation.

153. 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 Wilson)

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

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	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT:
					JS Power (Chair) KM Baker P Lapin DM Paul SJ Reynolds MA Wilson
1.	PA26/01674	Mr G Adams, Penzance AFC	Creation of concrete terraced stand with cantilever steel frame covering. Penzance AFC, Alexandra Place, Penzance	No objection subject to the appropriate drainage standards being met. Proposed - Cllr Lapin Seconded - Cllr Wilson	Unanimous.
2.	PA26/02015	Jennifer Hawkins, Cornwall CLT Ltd	Non-material amendment in relation to decision notice PA21/03460 - APP/D0840/W/22/3309357 dated 5th May 2023: Amendments to the wording of planning conditions 3, 4, 5 and 11. We propose adding the words: "(with the exception of the Development Enabling Works as shown on drawing C-12472-C100 DEW Rev 2 PO1). Land off Chywoone Hill, Chywoone Hill, Newlyn	No objection. Proposed - Cllr Reynolds Seconded - Cllr Wilson	Councillors Baker, Paul, Power, Reynolds and Wilson in favour. Councillor Lapin against.
3.	PA26/01545 AND PA26/01536	Mr Andrew Selleck Nicholls	Works to a listed building in connection with the change of use and alterations to redundant hotel	No objection. Proposed - Cllr Wilson	Unanimous.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) KM Baker P Lapin DM Paul SJ Reynolds MA Wilson
	LISTED BLDG		building to create 8 residential units with non-compliance with condition 2 and 5 in relation to Decision Notice PA19/10892 with variation of Conditions 2, 8, 11, 12 and 13 of decision notice PA21/10753 dated 05/05/2022. Petrellen Court, Penrose Terrace, Penzance	Seconded - Cllr Paul	
4.	PA26/01851	Mr William Harvey	Construction of a single storey front extension 4 Lariggan Crescent, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Wilson	Unanimous.
5.	PA26/01667	Mr Frazer Coventry	Rear and side extension including internal refurbishment and external replacement of existing windows. 21 Mennaye Road, Penzance	No objection. Proposed - Cllr Lapin Seconded - Cllr Wilson	Unanimous.
6.	PA26/01804	Mr Kenneth Hampton	Single storey side extension and conversion of attached garage to a bedroom. 19 Pendrea Road, Gulval,	No objection subject to there being adequate provision of on-site parking.	Unanimous.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) KM Baker P Lapin DM Paul SJ Reynolds MA Wilson
			Penzance	Proposed - Cllr Lapin Seconded - Cllr Reynolds	
7.	PA26/01428	Mrs Crin Whelan, Trelya	Replacement of existing dilapidated portacabin with new single storey building to continue nursery use. The Lescudjack Centre, Penmere Close, Penzance	No objection. Proposed - Cllr Lapin Seconded - Cllr Wilson	Unanimous.
8.	PA26/01285	Huntington Skye Ltd	Subdivision and conversion of existing residential unit into two self-contained flats, including roof alterations to accommodate a dormer and rooflights, landscaping, cycle parking and other associated works. Flat, 75 Market Jew Street, Penzance	No objection to the principle of the development. However, the proposed replacement of the existing timber windows with UPVC is harmful to the host building given its prominent setting within the Penzance Conservation Area. Proposed - Cllr Reynolds Seconded - Cllr Wilson	Unanimous.



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT:
					JS Power (Chair) KM Baker P Lapin DM Paul SJ Reynolds MA Wilson
9.	PA26/01479 LISTED BLDG	Miss Tina Thacher	Internal alterations to bathroom. Flat 7, Victoria Mews, Victoria Square, Penzance	No objection. Proposed - Cllr Wilson Seconded - Cllr Baker	Unanimous.

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154. 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.

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

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

156. MATTERS ARISING FOR REPORT ONLY

Members were advised that the Mounts Bay Coastal Resilience Strategy may have been presented to the next meeting in order to allow the Council to submit a formal response to the ongoing consultation.

Meeting closed at 7:29 pm

Chair
29 April 2026