

MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 29 April 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

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

157. APOLOGIES FOR ABSENCE

There were no apologies for absence.

Councillors Broadhurst and Wilson were absent without having provided apologies.

158. DECLARATIONS OF INTEREST

There were no declarations of interest.

159. TO CONSIDER WRITTEN REQUESTS FOR DISPENSATION

No written requests for dispensation had been received.

160. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters to be considered.

161. TO APPROVE THE MINUTES OF THE MEETING HELD ON 8 APRIL 2026

Following consideration, it was

RESOLVED that the Minutes of the meeting held on 8 April 2026 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Lapin; seconded: Councillor Paul)

Councillors Baker, Lapin, Paul, Power and Reynolds in favour. Councillor Jackson abstained.

162. PUBLIC PARTICIPATION

A member of the public was in attendance and spoke regarding Agenda Item 8(a), the 'Mounts Bay Coastal Resilience Strategy Consultation'.



163. 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)

Vote;

The Committee then considered, in total, six 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) B Jackson (Vice-Chair) KM Baker P Lapin DM Paul SJ Reynolds
1.	PA26/02436	Mr and Mrs C Blackbourn	Proposed first floor extension to form bedroom and proposed balcony replacing existing Juliet balconies. The Nook, Parade Street, Penzance	No objection. Proposed – Cllr Lapin Seconded - Cllr Jackson	Unanimous.
2.	PA26/02093	Ben Sidgwick	Creation of 3 new parking spaces, formation of drainage trench and formation of granite hardstanding at communal entrance gateway. Coulsons Terrace, Penzance	No objection. Proposed - Cllr Lapin Seconded - Cllr Paul	Councillors Baker, Jackson, Lapin and Paul in favour. Councillor Reynolds against. Councillor Power abstained.
3.	PA26/02627	Mrs Bull	Non-material amendment in relation to decision notice PA25/07591 dated 05.12.2025 to enlarge the ground floor door to the north east elevation 17 Florence Place, Newlyn	No objection. Proposed - Cllr Lapin Seconded - Cllr Paul	Unanimous.
4.	PA26/01909	Mr Chris Bows CB Developments ltd	Change of use from former cafe/hot food takeaway (formerly A5 use) and subdivision from one unit into a ground floor office and	No objection. Proposed - Cllr Lapin Seconded - Cllr Baker	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
			shop (Class E use). 10 Market Jew Street, Penzance		
5.	PA26/02095	Messrs Matthew, Joe and David Berriman, Ivey and Coombs Rosevean Veterinary Practise	Replacement store shed Rosevean Vets, Rosevean House, Coombe Road, Penzance	No objection. Proposed - Cllr Lapin Seconded - Cllr Power	Unanimous.
6.	PA26/02065 LISTED BLDG	Ambrose and Celia Miller	The removal of area of painted concrete internal flooring and replacement with slate flooring. Keigwin, Keigwin Place, Mousehole	No objection. Proposed - Cllr Lapin Seconded - Cllr Jackson	Unanimous.

164. REPORTS FOR DECISION**(a) Mounts Bay Coastal Resilience Strategy Consultation**

Cornwall Council and the Environment Agency had developed a joint strategy to manage flooding and coastal erosion risks in Mounts Bay. The Strategy incorporated a number of studies completed in the area over the preceding ten years and analysed all available management options to find a preferred approach for the future, providing an overall plan for the whole bay. Further information was detailed in the report and the Strategy was appended.

Cornwall Council was undertaking a consultation exercise regarding the Strategy and the Committee was therefore provided with the opportunity to offer a response on behalf of Penzance Council.

During the debate, Members made reference to the points made by the member of the public who had participated earlier during the meeting, noting that he would be submitting his own response to the consultation exercise and focussing on the suggestions that the Strategy should encompass the land as well as the sea as any flooding events were inextricably linked. Furthermore, Members shared the view that there was a need for greater partnership working between all interested parties, including the appropriate town and parish councils.

Following consideration, it was unanimously

RESOLVED that the following response be offered to Cornwall Council's Mounts Bay Coastal Resilience Strategy consultation exercise:-

1. The Mounts Bay Coastal Resilience Strategy be supported in principle and the acknowledgement of its necessity be welcomed.
2. Penzance Council further welcomes the opportunity to engage in the process and looks forward to future participation during the detailed design stage(s).
3. A request be made that options be explored for future partnership working between all interested parties, including Cornwall Council, the Environment Agency, Network Rail, the relevant harbour authorities, South West Water and the appropriate town and parish councils.
4. Clarification be sought on the proposed sandscaping solution, specifically in relation to its amenity, environmental and ecological impact(s).
5. The principle of a proposed '360 degree' solution, incorporating inland and shoreside resilience within the strategy, and the embedding of compound flooding event risks within the approach, be supported.

(Proposed: Councillor Paul; seconded: Councillor Reynolds)

165. 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.

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

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

167. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 7:39 pm

Chair
20 May 2026

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