

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.	PA26/00641	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. Land South of Ponsandane Campsite, Eastern Green, Penzance	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	Unanimous.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) KM Baker P Lapin DM Paul SJ Reynolds MA Wilson
				the local landscape character. In addition, the development would neither conserve, protect nor enhance the biodiversity of the site. Proposed - Cllr Reynolds Seconded - Cllr Wilson	
2.	PA26/01215	Mr Nicholas Clift	Centenary commemoration project for the installation of Trinity House Buoy. The Promenade, Penzance	No objection. However, the submitted Design and Heritage Impact Statements are inaccurate as they refer to the site location proposed previously. Proposed - Cllr Paul Seconded - Cllr Power	Unanimous. (Councillor Reynolds was not present for this item.)
3.	PA26/00043	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	Unanimous.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) KM Baker P Lapin DM Paul SJ Reynolds MA Wilson
			windows and doors, replacement roof coverings and all associated works. 11 - 13 The Coombe, Newlyn	retained due to their importance to the character of the host building. Proposed - Cllr Power Seconded - Cllr Lapin	
4.	PA26/01258	Ms Jayne Phillips	Removal of rear boundary wall, change of window to door, Replacement of upvc windows and door with timber. 7 Bullock Market Terrace, Penzance	No objection. Proposed - Cllr Lapin Seconded - Cllr Wilson	Unanimous.
5.	PA26/00998	Ms Heather Kaute	Proposed garden room. 6 Higher Lariggan, Penzance	This application had already been determined by the Local Planning Authority and so was not subject to the consideration of the Planning Committee.	N/A
6.	PA26/01519	Miss Suzie Sinclair	Proposal to change the dwelling back to two dwellings. 1 & 2 Mount View Terrace,	No objection. Proposed - Cllr Lapin	Unanimous.



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT:
					JS Power (Chair) KM Baker P Lapin DM Paul SJ Reynolds MA Wilson
			Newlyn	Seconded - Cllr Wilson	
7.	PA26/01097	Mr & Mrs J Cornish	Replacement single storey rear extension and alterations. 5 Rosevean Terrace, Penzance	No objection. Proposed - Cllr Paul Seconded - Cllr Lapin	Unanimous.
8.	PA26/01423	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. Trelawn, Trythogga, Gulval	No objection. Proposed - Cllr Reynolds Seconded - Cllr Wilson	Unanimous
9.	PA26/01178	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. 28 – 30 Market Place, Penzance, TR18 2JD.	No objection. Proposed - Cllr Lapin Seconded - Cllr Paul	Unanimous. (Councillor Reynolds was not present for this item.)

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) KM Baker P Lapin DM Paul SJ Reynolds MA Wilson
10.	PA26/01090	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 Land Adjacent to A30, St Clare, Penzance	No objection. Proposed - Cllr Lapin Seconded - Cllr Wilson	Unanimous.
11.	PA26/00988 AND PA26/00989 LISTED BLDG	Mr & Mrs Askham	General Refurbishments, Replacement Windows, Improvements to Existing Side Extension & Associated Works. 1 Redinnick Place, Penzance	No objection. Proposed - Cllr Lapin Seconded - Cllr Paul	Unanimous.
12.	PA25/08041 AND PA25/08042 LISTED	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. Proposed - Cllr Lapin Seconded - Cllr Baker	Unanimous.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) KM Baker P Lapin DM Paul SJ Reynolds MA Wilson
	BLDG		window and install two bathroom extractor air vents. 12 Penrose Terrace, Penzance		
13.	PA26/00913 LISTED BLDG	Star Pubs and Bars	Erection of illuminated signs to the exterior of the building and the redecorating of the exterior walls. The Star Inn, 119 Market Jew Street, Penzance	No objection. Proposed - Cllr Lapin Seconded - Cllr Wilson	Unanimous.
14.	PA26/00910	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. The Star Inn, 119 Market Jew Street, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Paul	Unanimous.
15.	PA26/01347	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. Proposed - Cllr Power Seconded - Cllr Paul	Unanimous.



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

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

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:-

	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, Trelva	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.

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

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)

The Committee then considered, in total, six 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
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.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) B Jackson (Vice-Chair) KM Baker P Lapin DM Paul SJ Reynolds
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 shop (Class E use). 10 Market Jew Street, Penzance	No objection. Proposed - Cllr Lapin Seconded - Cllr Baker	Unanimous.
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

MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 20 May 2026 in the St Piran's Room, the Penlee Centre, Penlee Park, Penzance.

PRESENT JS Power (Chair)

KM Baker
PA Law
DM Paul
SJ Reynolds
MA Wilson

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

1. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Osborne due to other Council business.

Councillor Jackson was absent without having provided apologies.

2. **ELECTION OF VICE-CHAIR**

It was proposed that Councillor Reynolds be appointed as Vice-Chair of the Planning Committee.

In the absence of any other nominations, it was unanimously

RESOLVED that Councillor Reynolds be appointed as Vice-Chair of the Planning Committee.

(Proposed: Councillor Law; seconded: Councillor Wilson)

3. **DECLARATIONS OF INTEREST**

There were no declarations of interest.

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

No written requests for dispensation had been received.

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

There were no confidential matters to be considered.

6. **TO APPROVE THE MINUTES OF THE MEETING HELD ON 29 APRIL 2026**

Following consideration, it was

RESOLVED that the Minutes of the meeting held on 29 April 2026 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Wilson; seconded: Councillor Paul)

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

7. **PUBLIC PARTICIPATION**

A member of the public was in attendance and spoke in favour of Application No. 1 – PA26/02526 ‘Conversion of existing outbuilding to provide annexe accommodation and link extension including alterations to existing dwelling. Trevithal An Mor, Trevithal, Paul, Penzance’.

A member of the public was in attendance and spoke in favour of Application No. 4 – PA2601838 ‘Conversion and extension of an existing building to form a self-build dwelling with associated site works including landscaping, stabilisation and access. Jennings House, Jennings Street, Penzance’.

8. **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, 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) SJ Reynolds (Vice-Chair) KM Baker PA Law DM Paul MA Wilson
1.	PA26/02526	Dr Eloise Pitts Crick	Conversion of existing outbuilding to provide annexe accommodation and link extension including alterations to existing dwelling. Trevithal An Mor, Trevithal, Paul, Penzance	No objection subject to the provision of shading for the proposed rooflights to prevent light spill in the West Penwith International Dark Sky Park. Proposed - Cllr Wilson Seconded - Cllr Reynolds	Unanimous.
2.	PA26/02766	Mr Ian Sinclair	Permission in principle for 1 dwelling (minimum of 1, maximum of 1). Land To The Rear Of Britannia, Cliff Road, Mousehole	No objection. Proposed - Cllr Wilson Seconded - Cllr Law	Councillors Law and Wilson in favour. Councillors Baker, Paul, Power and Reynolds abstained.
3.	PA26/02930	Mr Perry and Mrs Jo Mason	Retention of the change of use of ancillary building as self-contained letting unit. Hea Barton, Treneere Lane, Heamoor	No objection. Proposed - Cllr Reynolds Seconded - Cllr Wilson	Unanimous.



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) SJ Reynolds (Vice-Chair) KM Baker PA Law DM Paul MA Wilson
4.	PA26/01838	Mr Hadrian Pigott	Conversion and extension of an existing building to form a self-build dwelling with associated site works including landscaping, stabilisation and access. Jennings House, Jennings Street, Penzance	No objection subject to the retention of the existing trees on site, excepting the self-seeded ash, if at all possible. Proposed - Cllr Wilson Seconded - Cllr Reynolds	Unanimous.
5.	PA26/02902	Mr Thomas Barnden	Replacement of existing 2 storey rear extension with slightly larger 2 and single storey extension. 25 Rosevean Road, Penzance	An informed decision cannot be reached as there appears to be a discrepancy in the plans, in that the existing and proposed south east elevations appear to be identical despite a significant difference in size between the existing and proposed north west elevations. Proposed - Cllr Paul Seconded - Cllr Baker	Unanimous.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) SJ Reynolds (Vice-Chair) KM Baker PA Law DM Paul MA Wilson
6.	PA26/03030	Mr And Mrs Rodda	Demolition of Approved Barn Conversion to form Dwelling PA23/02105 & Prior Approval Conversion to C1 Guest House PA24/04946 and Construction of Two Self Build Dwellings & Associated Works with Variation of Condition 2 of Appeal Decision Notice APP/D0840/W/3370440 dated 02.02.2026. Redundant Barns & Block Building, Trevithal Farmhouse, Trevithal	No objection. Proposed - Cllr Wilson Seconded - Cllr Reynolds	Unanimous.
7.	PA26/02765	Mr T S Choudhury	Conversion of former hair salon into residential flat with variation of Condition 2 of Decision Notice PA24/07826 dated 21.03.25 Sallys Hair Stylist, 4 Parade Street, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Law	Unanimous.
8.	PA26/02623 LISTED BLDG	Christopher Jones Cornwall	Masonry repairs to the Lighthouse Pier at Penzance Harbour to arrest ongoing degradation of the pier,	No objection. Proposed - Cllr Wilson	Unanimous.



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) SJ Reynolds (Vice-Chair) KM Baker PA Law DM Paul MA Wilson
		Council	and movement around the lighthouse structure at the eastern end. The works may also involve investigative coring to determine the internal composition of the pier. Street Record South Pier, Penzance	Seconded - Cllr Paul	
9.	PA26/02677	Richard Parker Trustees of Chariot SSAS	Proposed change of use and conversion of class A3 restaurant floorspace to create 5 (No.) self-contained flats. 33-34 Market Place, Penzance	No objection. Proposed - Cllr Wilson Seconded - Cllr Law	Unanimous.
10.	PA26/02611	Mr M Siddles	Single Storey Extension to rear, New Front Porch and Associated Works. 1 Reens Road, Heamoor, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Wilson	Unanimous.
11.	PA26/02424 LISTED BLDG	Mr William Chapman	Structural repairs to deflected internal floors; extension of the wet heating system to unheated areas and provision of radiator boxes in	No objection. Proposed - Cllr Wilson Seconded - Cllr Law	Unanimous.



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) SJ Reynolds (Vice-Chair) KM Baker PA Law DM Paul MA Wilson
			principal rooms; installation of a radon sump in affected areas; upgrades to electrical installation (lighting, switching, wiring and sockets); restoration of misplaced chimney pots and provision of flue caps and liners; replacement of defective concrete tank plinth in the coal hole; internal redecoration and maintenance including wood panel repairs; joinery repairs to window shutters; provision of new loose fitted joinery; new boiler room in stable block with adaptations to existing chimney for flue. Treireife House, Penzance		
12.	PA26/02511 LISTED BLDG	Anita Ballin	Alterations to existing utility room to form shower room. 21 North Parade, Penzance, TR18 4SN	No objection. Proposed - Cllr Wilson Seconded - Cllr Paul	Unanimous.



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) SJ Reynolds (Vice-Chair) KM Baker PA Law DM Paul MA Wilson
13.	PA26/02832	Mrs Jones	Proposed reconfiguration and reduction of existing extension Flat 1, Ruberry House, 9A St Marys Terrace, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Wilson	Unanimous.

DRAFT

9. 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.

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

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

11. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 7:41 pm

Chair
10 June 2026



MINUTES OF THE ARTS AND CULTURE COMMITTEE MEETING held in the Alverne Room, St John’s Hall, Alverton Street, Penzance on Monday 30 March 2026 at 7:00pm.

PRESENT

Councillors: JR Pugh (Vice-Chair in the chair)

PM Hadley	PI Osborne
JM How	SJ Reed
PL Jameson	SJ Reynolds
PA Law	D Smart Knight
TS Marrington	

Also present: James Hardy (Town Clerk), Anna Renton and Verity Anthony (Directors, Penlee House), Greg Martin (Communications Officer) and Elliot Ridington (Democratic Services and Governance Officer).

42. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Young.

Councillors Broadhurst and Trevail were absent without having provided apologies.

43. DECLARATIONS OF INTEREST

There were no declarations of interest.

44. PUBLIC PARTICIPATION

A member of the public was in attendance and spoke regarding a proposal for the future use of the Penzance Arts School building on Morrab Road, Penzance.

Another member of the public was in attendance and spoke regarding the work she had been undertaking to promote greater involvement of the Cornish language within the Golowan Festival.

45. EXCLUSION OF THE PRESS AND PUBLIC

In respect of Agenda Item 8(a), ‘Delivery of Golowan Youth Project 2026’, it was unanimously

RESOLVED that, in accordance with S.1 (2) of the Public Bodies (Admission to Meetings) Act 1960, the Press and Public be excluded from that section of the meeting due to the confidential nature of the business to be transacted.

(Proposed: Councillor Pugh; seconded: Councillor Marrington)

46. MINUTES OF THE MEETING HELD ON 2 FEBRUARY 2026

Having previously been circulated, it was



RESOLVED that the Minutes of the meeting held on 2 February 2026 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Hadley; seconded: Councillor How)

Vote; Eight in favour. Two abstentions.

47. REPORTS FOR DECISION

(a) Creation of New Income Line for Commission on Artists Sales

The Coach House Café would provide gallery space for local artists to exhibit their work on a three-to-six-month basis and would be subject to a written agreement between the artist(s) and Penzance Council. Sales would then be managed by the artist(s) and works would remain on display until the end of the exhibition period.

An income budget line was required to receive the commission on artists' sales and a commission rate of 35% of the sale price was recommended. This commission rate would be reviewed as part of the annual review of fees and charges.

Following consideration, it was unanimously

RESOLVED TO RECOMMEND TO PENZANCE COUNCIL that

1. The Arts and Culture budget be amended to create a new income line for the 'Commission on Artist Sales'.
2. The commission rate on the sale price of works be set at 35%

(Proposed: Councillor Reynolds; seconded: Councillor Marrington)

48. REPORTS FOR INFORMATION

The following reports for information were noted:-

- a) Penlee House Director's Report
- b) Penlee Coach House Redevelopment – Progress Report
- c) Budget Comparison Report – 1 April 2025 – 28 February 2026

49. CONFIDENTIAL REPORTS FOR DECISION

(a) Delivery of Golowan Youth Project 2026

At the meeting of Penzance Council held on 11 November 2024 the contract to deliver the Golowan Festival 2025 – 2027 was awarded to Golowan Festival CIC. In 2023 and 2024 the CIC was commissioned to add youth provision as an aspect of the Festival, but this was not included in the new Service Level Agreement for 2025 – 2027 as it was agreed that the opportunity would be offered separately.



The objective of this separate opportunity was to allow other organisations, preferably from within the Parish, to better engage young people from a broader background within the local communities as part of the Festival.

Quotes and proposals had been sought from other organisations but the proposal received from PZN Youth and its plan to actively involve young people in shaping the festival's future, while creating clear and meaningful ways for them to take part, especially those who may have otherwise faced barriers, was the one which best aligned with the Council's priorities and vision and so was recommended for approval.

During the debate, Members raised a number of points including the following:-

- i) Concerns were raised that the project was not reaching the most vulnerable and/or troubled children as the majority were not known to Children's Services. A request was therefore made that, following its conclusion, evidence be provided regarding the reach of the project.
- ii) The proposal made reference to costs for staff and, specifically, artists and assurance was sought that they would be paid the appropriate daily rate.

Following consideration, it was

RESOLVED that PZN Youth be commissioned to deliver youth provision for the 2026 Golowan Festival in accordance with the proposal set out at Appendix 1 to the report.

(Proposed: Councillor Law; seconded: Councillor Hadley)

Vote; Nine in favour. One against.

50. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

The meeting closed at 8:00 pm

Chair
15 June 2026



MINUTES OF THE LEISURE AND AMENITIES COMMITTEE MEETING held in the St Piran's Room, the Penlee Centre, Penlee Park, Penzance on Monday 13 April 2026 at 7:00pm.

PRESENT

Councillors NC Broadhurst (Chair)

PM Hadley

JM How

B Jackson

PL Jameson

PA Law

PI Osborne

DM Paul

SJ Reynolds

D Smart Knight (as substitute)

P Young

Also present: Councillor Mark Wilson, James Hardy (Town Clerk), Ben Brosgall (Leisure and Amenities Manager) and Elliot Ridington (Democratic Services and Governance Officer).

44. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Power and Reed.

Councillor Smart Knight was acting as substitute for Councillor Power.

45. TO RECEIVE DECLARATIONS OF INTEREST

There were no declarations of interest.

46. TO CONSIDER WRITTEN REQUESTS FOR DISPENSATION

No requests for dispensation had been received.

47. PUBLIC PARTICIPATION

A member of the public was in attendance who spoke to request permission to reintroduce the Corpus Christi fair at the Princess May Recreation Ground.

Four other members of the public were in attendance who spoke to oppose the reinstatement of chemical weed treatment recently announced by Cornwall Council.

48. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters for consideration.

49. MINUTES OF THE MEETING HELD ON 9 FEBRUARY 2026

The Minutes having been circulated, it was



RESOLVED that the Minutes of the meeting held on 9 February 2026 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Young; seconded: Councillor Law)

Vote; Eight in favour. Three abstentions.

50. REPORTS FOR DECISION

(a) Use of Penlee Park for the 2026 Penzance Food Festival

Penzance Council had been approached with a request to utilise Penlee Park for the 2026 Penzance Food Festival.

A number of additional requirements had been set, in comparison with previous years, including ensuring that sufficient wet weather plans were in place prior to permission being granted, as well as to providing clarification as to the responsibility for the costs of repair work, should it be required.

Following consideration, it was unanimously

RESOLVED that authority be delegated to the Town Clerk, following consultation with the Chair of the Leisure and Amenities Committee, to grant or refuse permission for the use of Penlee Park for the 2026 Penzance Food Festival.

(Proposed: Councillor Law; seconded: Councillor How)

(b) Penlee Lodge – Change of Use

Penlee Lodge had been vacated by the former tenant and consideration had been given to how the building could best suit the needs of the Council. The potential future uses of the lodge were detailed in the report and, as part of any future changes, it would be necessary to seek various planning consents.

Following consideration, it was unanimously

RESOLVED that

1. Subject to the appropriate permission(s) being granted, Penlee Lodge no longer be used as a residential unit of accommodation and instead be used to facilitate the organisational needs of the Council.
2. In light of (1.) above, all necessary documentation be completed and submitted to facilitate the change of use of Penlee Lodge from a residential let to the most appropriate categorisation for future use.

(Proposed: Councillor Smart Knight; seconded: Councillor Paul)

(c) Exploration of Options for Ride-On Mower Replacement



Officers recommended that the current ride-on mower was replaced and sought approval to explore potential replacements.

A report would be presented to a future meeting of the Committee with a number of options alongside an analysis of the various strengths and weaknesses of each.

Following consideration, it was unanimously

RESOLVED that options be explored for the replacement of the ride-on mower.

(Proposed: Councillor Smart Knight; seconded: Councillor Young)

(d) Future Management of Princess May Recreation Ground

Following conversations between the Town Clerk and the remaining members of the Princess May Community Interest Company (CIC), the CIC had suspended its operations and would no longer be providing services on behalf of Penzance Council. The CIC was no longer equipped with the skills or expertise to deliver effectively the majority of services which were required by the former Service Level Agreement, which had itself expired some time ago.

The responsibilities set out in the expired Service Level Agreement would now need to be incorporated into the duties of the Leisure and Amenities team but, at present, there were no available staff resources and no budget to deliver these services.

Additional funding was therefore required in the short term to ensure that the necessary contractor support could be procured prior to the recruitment of the new posts which had recently been approved.

Following consideration, it was unanimously

RESOLVED that a virement of up to £20,000 be made from the Princess May Earmarked Reserve to the "Maintenance" budget (1320/2) to support the future delivery of services at the Princess May Recreation Ground.

(Proposed: Councillor Osborne; seconded: Councillor Smart Knight)

(e) Review of Quarterly Permits for Wellfields Car Park

Officers had suggested that the Committee might wish to review the use of quarterly parking permits within the Wellfields Car Park and, if so, a further report would be presented to allow for the consideration of the financial impact of the scheme when set against the officer time involved in its administration.

Following consideration, it was unanimously

RESOLVED that a review of the quarterly car park permits for the Wellfields Car Park be undertaken.

(Proposed: Councillor Jameson; seconded: Councillor Smart Knight)



(f) Permission for Development at Penzance Football Club

Penzance AFC was required under the terms of its lease to obtain permission from Penzance Council prior to the submission of planning applications. However, in this instance a planning application had already been submitted and had appeared before Penzance Council's Planning Committee. The detail of the planning application was set out in the report.

Penzance AFC had confirmed that the stand would be owned and insured by the club and that all maintenance would remain its responsibility. It also suggested that the lease was amended to reflect this situation.

Following consideration, it was unanimously

RESOLVED that

1. Permission be granted to the Penzance AFC for it to submit a planning application for land at the Penzance Football Club as detailed in the report.
2. Should the application be approved, permission be granted for the development to be undertaken and the lease with the Penzance AFC be amended to reflect this change, on the basis that the stand will be owned, insured and maintained by the Penzance AFC.

(Proposed: Councillor How; seconded: Councillor Young)

(g) Potential Future Development for Penzance Tennis Club

Officers had met with representatives of the Penzance Tennis Club at their request to discuss the potential expansion of Penzance Tennis Club and the development of two 'padel' courts within the boundary of Penlee Park.

While initial drawings proposed the development of the land adjacent to the clubhouse building, Penzance Tennis Club had committed to providing additional information in support of an application, including details and information around community consultation work.

Further information would be shared with the Committee when available and formal permission for any use of land and/or the submission of a planning application would be sought at a future date

Following consideration, it was unanimously

RESOLVED that it be noted that Penzance Tennis Club has approached Penzance Council regarding the development of 'padel' courts on land adjacent to its current site.

(Proposed: Councillor Reynolds; seconded: Councillor Law)

(h) Reintroduction of Weed Treatment by Cornwall Council



On 30 March 2026 all town and parish councils in Cornwall were notified that Cornwall Council's Cabinet had instructed its Highways and Environment Services to commence a new programme of weed treatment and public realm improvements across Cornwall. The decision followed evidence of declining standards since routine weed management ceased in 2013, resulting in increasing complaints, narrowing footways, damaged surfaces and the perception of reduced community pride.

Further detail was set out within the report and its appendices but, having reviewed the documentation, the Committee was advised that there was not sufficient officer capacity to meet Cornwall Council's service specification criteria in order to allow Penzance Council to 'opt out' of chemical weed treatment.

New posts for the Leisure and Amenities Service had recently been approved, the Council's Strategic Plan was in the process of being revised and negotiations had been entered into for the next phase of service and asset devolution from Cornwall Council. It was therefore recommended that monitoring was undertaken during the first year of the reintroduced service and that an evaluation, including a cost benefit analysis, was undertaken to determine future service delivery and the potential ability to 'opt out' in future years.

During the debate, Members raised a number of points including the following:-

- i) The lack of notice provided by Cornwall Council prior to making this change was utterly disappointing and was an example of extremely poor partnership working.
- ii) Given the declaration of a climate emergency by Cornwall Council and its supposed commitment to nature, the decision to reimpose chemical weed spraying was extremely disheartening given the adverse impacts which it would have upon the wider nature and biodiversity of the area, in addition to any health consequences for residents due to the employment of a known carcinogen.
- iii) It was acknowledged that it would be impossible for Penzance Council to 'opt-out' of the proposed weed treatment programme as it simply did not have the resources, nor the various licences required, to do so, and it could not undertake to make those commitments within a legally binding contract. However, despite this, assurance was sought that Penzance Council would not be liable for future legal claims for not having 'opted-out'.

Following consideration, it was unanimously

RESOLVED that

1. Cornwall Council's decision to reinstate weed treatment throughout the authority area be noted.
2. This Council expresses its dismay and dissatisfaction with Cornwall Council's decision to use herbicides across Cornwall in spite of the known negative consequences for the climate crisis, the environment and the health of local residents.



3. The Town Mayor and Town Clerk write to the Leader and the Chief Executive of Cornwall Council to express this Council's disappointment at the lack of notice provided to town and parish councils, given the significant environmental and resource implications.
4. Written assurance be sought from Cornwall Council that this Council will be discharged from liability in the event of any legal claims brought as a result of chemical weed treatment undertaken due to any decision of Penzance Council not to 'opt out' of the proposed treatment programme.
5. In light of the recently approved new posts within the Leisure and Amenities Service, an evaluation of the proposed reintroduction of weed treatment be undertaken to determine how it may impact upon officer capacity and workload and future service delivery.
6. Said evaluation assess any further impact(s) associated with the Council resolving to 'opt out' in future years.

(Proposed: Councillor Young; seconded: Councillor Reynolds)

51. REPORTS FOR INFORMATION

- (a) Storm Response
- (b) Operational Performance Report
- (c) Budget Comparison Report – 1 April 2025 – 31 March 2026

52. MATTERS ARISING FOR REPORT AT THE NEXT MEETING

A report would be presented to assess any implications associated with the reintroduction of the Corpus Christi fair on the Princess May Recreation Ground.

The meeting closed at 8:43 pm

Chair
22 June 2026



MINUTES OF THE FINANCE AND GENERAL PURPOSES COMMITTEE MEETING held in the St Piran’s Room, the Penlee Centre, Penlee Park, Penzance on Monday 27 April 2026 at 7:00 pm.

PRESENT

Councillors

P Lapin (Chair)

KM Baker
SJ Reynolds

MA Wilson

Also present: Cameron Sil (Finance Manager) and Elliot Ridington (Democratic Services and Governance Officer).

46. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Pugh, Smart Knight, Trevail and Young.

Councillors Broadhurst and McKenna were absent without having provided apologies.

47. TO RECEIVE DECLARATIONS OF INTEREST

There were no declarations of interest.

48. TO CONSIDER WRITTEN REQUESTS FOR DISPENSATION

No written requests for dispensation had been received.

49. PUBLIC PARTICIPATION

There was no public participation.

50. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters which required the exclusion of the press and public.

51. MINUTES OF THE MEETING HELD ON 23 FEBRUARY 2026

Having been circulated, it was unanimously

RESOLVED that the Minutes of the meeting held on 23 February 2026 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Wilson; seconded: Councillor Reynolds)

52. REPORTS FOR DECISION

(a) Financial Papers to Receive and Accept

Following consideration, it was unanimously

RESOLVED that the following financial papers be received and accepted:-

(i) - Paid Expenditure from 1 February to 31 March 2026

(ii) - Bank Reconciliation from 1 February to 31 March 2026

(iii) - Financial Comparison for the Period Ending 31 March 2026

(Proposed: Councillor Wilson; seconded: Councillor Reynolds)

45. MATTERS ARISING FOR REPORT AT NEXT MEETING

There were no matters arising for report at the next meeting.

The meeting closed at 7:25 pm

Chair
6 July 2026