



MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 22 July 2026 in the Alverne Room, St John's Hall, Alverton Street, Penzance.

PRESENT

JS Power (Chair)
SJ Reynolds (Vice-Chair)

KM Baker
PM Hadley (as substitute)
B Jackson
PI Osborne
DM Paul

Also present: James Hardy (Town Clerk) and Elliot Ridington (Democratic Services and Governance Officer).

32. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Law and Wilson.

Councillor Hadley was acting as substitute for Councillor Law.

33. DECLARATIONS OF INTEREST

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

Councillor Reynolds declared a non-registerable interest in Application(s) No. 5 – PA26/04218 & PA26/04228 'Proposed change of use of parts of Nancealverne House and grounds to a mixed residential (short term lets and unrestricted residential use), public open house/open gardens and associated events, training and events use including wedding ceremonies and use of land for temporary marquee areas (Sui Generis), temporary overflow parking and minor associated works. Nancealverne, Heamoor' as he had helped during the development of the project and then left the meeting for the duration of that item and the respective public participation.

34. TO CONSIDER WRITTEN REQUESTS FOR DISPENSATION

No written requests for dispensation had been received.

35. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters to be considered.

36. TO APPROVE THE MINUTES OF THE MEETING HELD ON 1 JULY 2026

Following consideration, it was

RESOLVED that the Minutes of the meeting held on 1 July 2026 be approved as a true



and accurate record and signed by the Chair.

(Proposed: Councillor Reynolds; seconded: Councillor Osborne)

Vote; Councillors Baker, Jackson, Osborne, Paul and Reynolds in favour. Councillors Hadley and Power abstained.

37. PUBLIC PARTICIPATION

Four members of the public were in attendance who spoke in opposition to Application No. 1 – PA26/04346 ‘Proposed development for the construction of 36 residential dwellings; 7 mixed use commercial units, including use classes E (Commercial Business and Service Uses), and Sui Generis (hot food takeaways, live work, and drinking establishments) (Class E and Sui Generis uses to comprise up to 423sq metres gross); works to the public realm to include pedestrianisation of Coinagehall street and the redevelopment of St Anthonys Gardens and car park; accessible access from Battery Road to Coinagehall Street, public seating; landscaping; engineering works (including drainage); demolition; and associated infrastructure for all uses with variation of Condition 2 and removal of Condition 3 in respect of decision PA23/08659 dated 29.05.25 Land At Coinagehall Street, Penzance’

Two members of the public were in attendance who spoke in favour of Application No. 1 – PA26/04346 ‘Proposed development for the construction of 36 residential dwellings; 7 mixed use commercial units, including use classes E (Commercial Business and Service Uses), and Sui Generis (hot food takeaways, live work, and drinking establishments) (Class E and Sui Generis uses to comprise up to 423sq metres gross); works to the public realm to include pedestrianisation of Coinagehall street and the redevelopment of St Anthonys Gardens and car park; accessible access from Battery Road to Coinagehall Street, public seating; landscaping; engineering works (including drainage); demolition; and associated infrastructure for all uses with variation of Condition 2 and removal of Condition 3 in respect of decision PA23/08659 dated 29.05.25 Land At Coinagehall Street, Penzance’

A member of the public was in attendance who spoke in favour of Application No. 5 - PA26/04218 / PA26/04228 ‘Proposed change of use of parts of Nancealverne House and grounds to a mixed residential (short term lets and unrestricted residential use), public open house/open gardens and associated events, training and events use including wedding ceremonies and use of land for temporary marquee areas (Sui Generis), temporary overflow parking and minor associated works. Nancealverne, Heamoor’

38. 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 Jackson)



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

DRAFT

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) SJ Reynolds (Vice-Chair) KM Baker PM Hadley B Jackson PI Osborne DM Paul
1.	PA26/04346	Emma Rogers Treveth Development LLP	Proposed development for the construction of 36 residential dwellings; 7 mixed use commercial units, including use classes E (Commercial Business and Service Uses), and Sui Generis (hot food takeaways, live work, and drinking establishments) (Class E and Sui Generis uses to comprise up to 423sq metres gross); works to the public realm to include pedestrianisation of Coinagehall street and the redevelopment of St Anthonys Gardens and car park; accessible access from Battery Road to Coinagehall Street, public seating; landscaping; engineering works (including drainage); demolition; and associated infrastructure for all uses with variation of Condition 2 and removal of Condition 3 in respect of decision PA23/08659 dated	1. This Committee notes that:- i) The provision of eleven affordable units was presented by Cornwall Council officers as the 'key public benefit' of the original application when it was considered by the West Sub-Area Planning Committee at its meeting held on 29 April 2024.	Unanimous.



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			29.05.25 Land At Coinagehall Street, Penzance	ii) The removal of the S.106 agreement would release the applicant from any legal obligation to deliver the affordable provision. iii) Securing 'Social and Affordable Homes Programme' funding for the affordable provision is not certain, leading to a risk that the 'key public benefit' of the	



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				iv) scheme will not be delivered. The financial viability assessment which has been provided fails to adequately reflect; a) the lower profit margins expected by Treveth as a publicly owned entity working for the people of Cornwall; or b) the financing arrangements between Cornwall	



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				Council and Treveth. 2. In light of points i) to iv) above, this Committee:- i) Objects to the removal of Condition 3 due to conflict with the aims and intentions of Policy 8 of the Cornwall Local Plan. ii) Calls upon Treveth and	



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				Cornwall Council to enter into urgent negotiations to agree funding arrangements to enable the legally binding S.106 affordable provision to be retained, to the benefit of the residents of the Penzance parish.	

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				Proposed - Cllr Reynolds Seconded - Cllr Paul	
2.	PA26/04217	Mr Mark Chadwick	Works to Trees covered by a Tree Preservation Order (TPO) - T1 - Dead Elm, G1 - Cypress, T2 - Bay, G2 - Sycamore, T3 - Sycamore, T4 - Bay, T5 - Bay, T6 - Sycamore, T7 - Fell all to ground level. Alverton House, Alverton Road, Penzance	This application had already been determined by the Local Planning Authority and so was not considered by the Planning Committee.	N/A
3.	PA26/04012	Mr Noah Werth	Two-storey rear extension with variation of condition 2 of decision PA24/06874 dated 18.12.2024. 8 Lariggan Crescent, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Osborne	Unanimous.
4.	PA26/04231	Mrs J Scruton	Construction of Juliet balcony and associated works. Flat 8, The Malt House, Chywoone Hill, Newlyn	Objection on the grounds that the proposal will result in:-	Unanimous.



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				1. The overlooking of the neighbouring property; and 2. The addition of a full balcony to the main publicly visible elevation at the detriment of an historic building within the Newlyn Conservation Area. Proposed - Cllr Reynolds Seconded - Cllr Paul	
5.	PA26/04218 AND PA26/04228 LISTED BLDG	Mrs Cathy Woolcock Cornwall Heritage Trust	Proposed change of use of parts of Nancealverne House and grounds to a mixed residential (short term lets and unrestricted residential use), public open house/open gardens and associated events, training and events use including wedding ceremonies and use of	No objection. Proposed - Cllr Power Seconded - Cllr Jackson	Unanimous. (Councillor Reynolds was not present for this item.)



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			land for temporary marquee areas (Sui Generis), temporary overflow parking and minor associated works. Nancealverne, Heamoor		
6.	PA26/04640	Ms. Elizabeth Lambourn	Re-construction of domestic garage on a slightly larger footprint. Frenchmans Watch, Elms Close Terrace, Newlyn	No objection. Proposed - Cllr Reynolds Seconded - Cllr Osborne	Councillors Baker, Jackson, Osborne, Paul, Power and Reynolds in favour. Councillor Hadley abstained.
7.	PA26/04294	Mr & Mrs Sherlock	Replacement of Single Storey Side Extension, Replacement of Garden Outbuilding & Associated Works. Green Hedges, Raginnis Hill, Mousehole	No objection. Proposed - Cllr Reynolds Seconded - Cllr Paul	Unanimous.
8.	PA26/04405 LISTED BLDG	Mr W Chapman	Partial removal of existing ceilings at second floor level within the main house, raise level and reinstate ceilings at higher internal level with like for like traditional	No objection. Proposed - Cllr Jackson Seconded - Cllr Osborne	Unanimous.

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			materials. Trereife House, Penzance		
9.	PA26/04772	Cher Varya, Chery Varya Commercial Limited	Non-material amendment in relation to decision notice PA26/09332 dated 19.03.2026 for amendment to the approved external materials. 10-13 Causewayhead, Penzance, TR18 2SN	No objection. Proposed - Cllr Osborne Seconded - Cllr Hadley	Unanimous.
10.	PA26/04043	Ms Stevie McCrindle	Boundary wall with granite posts, wrought iron gate and railings. Carry out repairs following vehicular impact. Bal Farmhouse, Gulval	No objection. Proposed - Cllr Osborne Seconded - Cllr Hadley	Unanimous.

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

Since the last meeting of the Committee, the following response had been provided in relation to applications considered under the Local Council Protocol:-

PA26/01943 & PA26/01942 – Replacement windows - Cornerways, 5 Leskinnick Street, Penzance.

'Penzance Council 'agrees to disagree' with the Planning Officers recommendation for refusal.'

(Members were not consulted as, due to this being a 'householder' application, there was no opportunity to request that the matter was determined by the West Sub-Area Planning Committee, meaning that the only option available was to 'agree to disagree')

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

Following consideration, it was unanimously

RESOLVED that Councillor Reynolds be appointed to represent the views of Penzance Council at any future meeting of the appropriate Planning Committee of Cornwall Council convened to consider the following application:-

PA26/04346 - Proposed development for the construction of 36 residential dwellings; 7 mixed use commercial units, including use classes E (Commercial Business and Service Uses), and Sui Generis (hot food takeaways, live work, and drinking establishments) (Class E and Sui Generis uses to comprise up to 423sq metres gross); works to the public realm to include pedestrianisation of Coinagehall street and the redevelopment of St Anthony's Gardens and car park; accessible access from Battery Road to Coinagehall Street, public seating; landscaping; engineering works (including drainage); demolition; and associated infrastructure for all uses with variation of Condition 2 and removal of Condition 3 in respect of decision PA23/08659 dated 29.05.25 Land At Coinagehall Street, Penzance

(Proposed: Councillor Osborne; seconded: Councillor Jackson)

41. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 7:53 pm

Chair
12 August 2026