

MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 12 August 2026 in the St Piran's Room, the Penlee Centre, Penlee Park, Penzance.

PRESENT SJ Reynolds (Vice-Chair in the chair)

KM Baker
B Jackson
PA Law
DM Paul

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

42. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Osborne, Power and Wilson.

43. DECLARATIONS OF INTEREST

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

Councillor Reynolds declared a non-registerable interest in Application No. 4 – PA26/05021 / PA26/05022, '*Proposed signage to external elevations of the building. Market House, Market Place, Penzance*' as a director of the Penzance Regeneration Company, the applicant.

44. TO CONSIDER WRITTEN REQUESTS FOR DISPENSATION

Councillor Reynolds had submitted a written request for dispensation to remain in the meeting while Application No. 4 – PA26/05021 / PA26/05022, '*Proposed signage to external elevations of the building. Market House, Market Place, Penzance*', was considered, but not to vote nor speak, save to answer any questions which the Members of the Committee may have had.

Following consideration, it was unanimously

RESOLVED that, in accordance with Standing Order 15(m), Councillor Reynolds be granted a dispensation in respect of Application No. 4 – PA26/05021 / PA26/05022, '*Proposed signage to external elevations of the building. Market House, Market Place, Penzance*', for the duration of its consideration but that this dispensation solely provide for remaining in the meeting and not for taking part in either the vote or the debate, save to provide points of clarification.

(Proposed: Councillor Law; seconded: Councillor Baker)

(Councillor Reynolds was not present for this item.)

45. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters to be considered.

46. TO APPROVE THE MINUTES OF THE MEETING HELD ON 22 JULY 2026

Following consideration, it was

RESOLVED that the Minutes of the meeting held on 22 July 2026 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Reynolds; seconded: Councillor Paul)

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

47. PUBLIC PARTICIPATION

There was no public participation.

48. NEW AND AMENDED PLANNING APPLICATIONS

Following consideration, it was

RESOLVED that the comment of 'no objection' to the planning applications set out in Appendix B to the Agenda be approved.

(Proposed: Councillor Jackson; seconded: Councillor Paul)

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



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: SJ Reynolds (Vice-Chair) KM Baker B Jackson PA Law DM Paul
1.	PA26/04918	Mr & Mrs AJ McGrath	Existing bungalow roof raised for additional accommodation, modest single storey rear extension to rear and car port to side. General thermal upgrades with new external insulation and material finishes alongside on side harvesting to create low energy family home. 3 Alexandra Gardens, Penzance	Objection on the following grounds:- 1. The proposed replacement of the lawn with granite sets, leading to an increase in flood risk within Flood Zone 3. 2. The detrimental effect on the street scene by virtue of the proposed increase in height which is out of keeping with the uniformity of existing properties on the street. Proposed - Cllr Reynolds Seconded - Cllr Jackson	Unanimous.

	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: SJ Reynolds (Vice-Chair) KM Baker B Jackson PA Law DM Paul
2.	PA26/04622	Ms Ali Golding	Internal alterations to main dwelling including addition of balcony and replacement of existing outbuilding with office/ancillary accommodation and construction of garden shed. Outalong, 33 North Corner, Newlyn	No objection subject to the proposed office remaining as ancillary accommodation to the main dwelling and being used solely by the occupiers or non-paying guests of the occupiers of Outalong, 33 North Corner, Newlyn, and at no time being used as a separate residential unit of accommodation. Proposed - Cllr Reynolds Seconded - Cllr Law	Unanimous.
3.	PA26/05249	Mr W Carter	Non Material Amendment in relation to Decision Notice PA26/04023 Dated 20.07.2026 to alter the approved hipped roof to the front extension to a gabled end. 20 Laregan Hill, Penzance	No objection. Proposed - Cllr Jackson Seconded - Cllr Paul	Unanimous
4.	PA26/05021 AND	PZRC	Proposed signage to external elevations of the building	No objection. However, the view of this Committee is that	Councillors Baker, Jackson, Law and Paul



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: SJ Reynolds (Vice-Chair) KM Baker B Jackson PA Law DM Paul
	PA26/05022 LISTED BLDG		Market House, Market Place, Penzance	the signage on the building should be dual language (English / Kernewek). Proposed - Cllr Law Seconded - Cllr Paul	in favour. Councillor Reynolds abstained.
5.	PA26/04457	Mr And Mrs Simon Cliffe	Change of use of existing guest- house (Class C1) to a single residential dwelling (Class C3). No physical alterations proposed. Tamara Guest House, 29 Lannoweth Road, Penzance	No objection. Proposed - Cllr Reynolds Seconded - Cllr Law	Unanimous.



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

There had been no responses provided under the 'local council protocol' since the preceding meeting of the Committee.

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

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

51. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 7:36 pm

Chair
2 September 2026