MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 4 November 2026 in the St Piran's Room, the Penlee Centre, Penlee Park, Penzance.

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

KM Baker
DM Paul
MA Wilson

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

86. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Jackson, Law and Osborne.

87. DECLARATIONS OF INTEREST

There were no declarations of interest.

88. TO CONSIDER WRITTEN REQUESTS FOR DISPENSATION

There were no written requests for dispensation.

89. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters to be considered.

90. TO APPROVE THE MINUTES OF THE MEETING HELD ON 14 OCTOBER 2026

Following consideration, it was

RESOLVED that the Minutes of the meeting held on 14 October 2026 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Wilson; seconded: Councillor Baker)

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

91. PUBLIC PARTICIPATION

There was no public participation.

92. 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 Reynolds; seconded: Councillor Wilson)

The Committee then considered, in total, seven 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) SJ Reynolds (Vice-Chair) KM Baker DM Paul MA Wilson
1.	PA26/07161	Mr P. Barnard	Alterations to existing roof structure, replacement ground floor extension, construction of lower ground floor, double garage, swimming pool and associated works. **Trevona Cliff Road, Mousehole**	Objection due to the excessive glazing proposed for the development and its detrimental impact within the West Penwith International Dark Sky Park in conflict with the aims and objectives of Policy DDH3 of the Neighbourhood Plan for Penzance Parish. **Proposed - Cllr Reynolds** **Seconded - Cllr Wilson**	**Unanimous.**
2.	PA26/06809	Mrs R. Palk	Resubmission of previous approval for demolition of existing dwellinghouse, construction of dwelling with associated works, change of use of agricultural land to residential land (Use Class C3) **Land Adjacent, Gwavas Lake Farm, Gwavas Lane, Newlyn**	No objection. **Proposed - Cllr Wilson** **Seconded - Cllr Power**	**Councillors Power and Wilson in favour. Councillor Reynolds against. Councillors Baker and Paul abstained.**

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	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) SJ Reynolds (Vice-Chair) KM Baker DM Paul MA Wilson
3.	PA26/06538	Penzance & Newlyn RFC	Proposed removal of existing lighting and installation of new lighting columns and LED floodlighting to the rugby pitch **Cornish Pirates, Penzance And Newlyn RFC, Westholme, Alexandra Road**	No objection subject to the proposed operating hours being imposed by way of a planning condition. **Proposed - Cllr Reynolds** **Seconded - Cllr Wilson**	**Unanimous**
4.	PA26/06864	Mr T Barnden	Replacement of existing 2 storey rear extension with slightly larger 2 and single storey extension with variation of condition 2 of decision notice PA26/02902 dated 06.07.2026. **25 Rosevean Road, Penzance**	No objection. **Proposed - Cllr Reynolds** **Seconded - Cllr Wilson**	**Unanimous.**
5.	PA26/07316	Mr & Mrs J Ninnis	Replacement single storey rear porch extension and installation of rooflights in main roof. **17 St Michaels Street, Penzance**	No objection. **Proposed - Cllr Wilson** **Seconded - Cllr Paul**	**Unanimous.**
6.	PA26/07212	Will & Dora Ash	Proposed Single Storey Extensions **8 Millfield, Gulval**	No objection. **Proposed - Cllr Wilson**	**Unanimous.**

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	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) SJ Reynolds (Vice-Chair) KM Baker DM Paul MA Wilson
				Seconded - Cllr Reynolds	
7.	PA26/07146 **LISTED BLDG**	Mrs Jane Ashton	To install a stairlift on the internal stairs **1 Regent Terrace, Penzance**	No objection. **Proposed - Cllr Power** **Seconded - Cllr Paul**	**Unanimous.**

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93. 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.

94. UPDATES FROM THE NEIGHBOURHOOD PRIORITIES STATEMENT STEERING GROUP

The notes of the Steering Group meeting held on 14 October 2026 had been circulated for Members' information and the Chair of the Group went on to provide an update regarding the meeting which had taken place earlier that day.

95. REPORTS FOR DECISION

(a) Cornwall Local Plan Scoping Consultation Response

Cornwall Council had been conducting a scoping consultation for the new Cornwall Local Plan and a Member of the Committee had drafted a response, set out as an appendix to the report, and it had been submitted for consideration in order to allow it to become the formal response of Penzance Council.

Following consideration, it was unanimously

RESOLVED that the proposed response to the Cornwall Local Plan Scoping Consultation, as set out at Appendix 1 to the report, be approved and submitted to Cornwall Council.

(Proposed: Councillor Paul; seconded: Councillor Wilson)

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

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

97. MATTERS ARISING FOR REPORT ONLY

There were no matters arising for report.

Meeting closed at 7:31 pm

Chair
25 November 2026

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