

MINUTES OF THE PLANNING COMMITTEE MEETING held at 7:00 pm on Wednesday 11 June 2025 in the St Piran's Room, the Penlee Centre, Penlee Park, Penzance.

PRESENT JS Power (Chair)
B Jackson (Vice-Chair)

KM Baker
P Lapin
AS Martin
SJ Reynolds
MA Wilson

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

12. APOLOGIES FOR ABSENCE

There were no apologies for absence.

Councillor Broadhurst was absent without having provided apologies.

13. DECLARATIONS OF INTEREST

There were no declarations of interest.

14. EXCLUSION OF THE PRESS AND PUBLIC

There were no confidential matters to be considered.

15. TO APPROVE THE MINUTES OF MEETING HELD ON 21 MAY 2025

Following consideration, it was

RESOLVED that the Minutes of the meeting held on 21 May 2025 be approved as a true and accurate record and signed by the Chair.

(Proposed: Councillor Reynolds; seconded: Councillor Lapin)

Councillors Jackson, Lapin, Power, Reynolds and Wilson in favour. Councillors Baker and Martin abstained.

16. PUBLIC PARTICIPATION

A member of the public was in attendance and spoke regarding a potential planning enforcement matter on an adjacent property to her own. In response, it was requested that she provide further information in advance of the next meeting.

17. 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, save for application No. 3, where the objection of the Tree Officer be noted.

(Proposed: Councillor Reynolds; seconded: Councillor Jackson)

The Committee then considered, in total, eight new and amended planning applications and its comments and votes in relation to Appendix A are as detailed below:-



	APP. NO.	APPLICANT	DEVELOPMENT	DECISION	RECORDED VOTE CLLRS PRESENT: JS Power (Chair) B Jackson (Vice-Chair) KM Baker P Lapin AS Martin SJ Reynolds MA Wilson
1.	PA25/03858	Mr Ian Sinclair	Proposed roof extension, alterations and parking area. Britannia, Cliff Road, Mousehole	Objection on the following grounds:- 1. The size of the proposed dormers which are inappropriate in scale in comparison to the host property. 2. The detrimental impact of the proposed dormers on the adjacent West Penwith International Dark Sky Park and their non-compliance with Policy DDH3 of the Neighbourhood Plan for Penzance Parish 2020-2030. 3. The apparent subdivision of the property without the	Councillors Baker, Lapin, Martin, Power, Reynolds and Wilson in favour. Councillor Jackson against.



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				benefit of planning permission and with no reference having been made within this application. Proposed - Cllr Lapin Seconded - Cllr Martin	
2.	PA25/02351	Mr Aiden McMahon	Proposed paved area for off street parking and the installation of a car charging point to include removal of section of boundary wall to front. Maisonette, Incledon Villa, Trewithen Road, Penzance	Consideration of the application be deferred as an informed decision cannot be made due to there being insufficient information in relation to the preservation of the surrounding trees and the permeability of the proposed paving. Proposed - Cllr Reynolds Seconded - Cllr Wilson	Unanimous.

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3.	PA25/03648	Mr R. Mann	Conversion of Existing Garage to Form Annex Accommodation 21 Lidden Road, Penzance	No objection subject to the proposed annexe remaining as ancillary accommodation to the main dwelling and being used solely by the occupiers or non-paying guests of the occupiers of 21 Lidden Road, Penzance, and at no time being used as a separate residential unit of accommodation. Proposed - Cllr Wilson Seconded - Cllr Martin	Unanimous.
4.	PA25/03629 AND PA25/03623 LISTED BLDG	Mr & Mrs Richard & Irene Sowerbutts	To replace existing 20th Century Conservatory with new Garden Room and associated landscaping. West Lodge, Alverton Road, Penzance	No objection. Proposed - Cllr Lapin Seconded - Cllr Power	Councillors Baker, Jackson, Lapin, Martin, Power and Wilson in favour. Councillor Reynolds against.
5.	PA25/02566	Cherry Dunn	Construction of a single-storey contemporary garden building to be	No objection.	Unanimous.

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			used as a study Pendrea Coach House, Trythogga, Gulval	Proposed - Cllr Lapin Seconded - Cllr Jackson	
6.	PA25/03034 AND PA25/03035 LISTED BLDG	Mr Stephen Oliver, The Morrab Library	Essential damp-proofing upgrades with modest alterations to a critically damp basement level which stores rare books and archives. New inclusive access at ground floor level and proposals to improve the control of surface water. Morrab Library, Morrab Gardens, Penzance	No objection. Proposed - Cllr Martin Seconded - Cllr Lapin	Unanimous.
7.	PA25/03382	Mr & Mrs B Sidgwick	Refurbishment of existing single storey rear extension. 3 Coulsons Terrace, Penzance	No objection. Proposed - Cllr Lapin Seconded - Cllr Wilson	Unanimous.
8.	PA25/02616	Mr Richard Cliffe	Replacement of an existing skylight with a Velux roof window and installation of one additional Velux	No objection. Proposed - Cllr Lapin	Unanimous.



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			roof window to improve natural lighting in an existing attic bedroom. Treleigh, Bay View Villas, Penzance	Seconded - Cllr Jackson	

18. TO NOTE ANY RESPONSES PROVIDED UNDER THE ‘LOCAL COUNCIL PROTOCOL’

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

PA25/02334 - 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 - Redundant Barns, Trevithal Farm House, Trevithal, Paul

‘Penzance Council ‘agrees to disagree’ with the Planning Officer.’

(No responses from Councillors received.)

PA25/02385 - Construction of two Self Build Dwellings & Associated Works - 9 Penare Road, Penzance

‘Penzance Council ‘agrees to disagree’ with the Planning Officer.’

(No responses from Councillors received.)

PA25/03024 - Replacement hardwood shopfront - Succession Group Limited, 46 Causewayhead, Penzance

‘Penzance Council ‘agrees to disagree’ with the Planning Officer.’

(Councillor Lapin responded to state that he supported the Planning Officer’s recommendation for refusal. However, this response would not comply with the adopted procedure as it would (informally) overturn a formal decision which had been made democratically.)

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

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

20. MATTERS ARISING FOR REPORT ONLY

At the preceding meeting an undertaking had been provided that a report regarding the Penzance Conservation Area Article 4 Direction Order and the Penzance Conservation Area Appraisal would be presented to a future meeting. However, while it had not been possible to prepare the report for this meeting, it was still intended that the report would be presented as soon as practicable.

In addition, Penzance Council had recently been consulted regarding Cornwall Council’s Street Trading Policy and this too would be the subject of a future report.



Finally, a Member made reference to the validation of planning applications by Cornwall Council, in that a number of applications appeared to have been validated despite containing various errors. A request was therefore made that this matter be made the subject of a future report.

Meeting closed at 7:31 pm

Chair
2 July 2025