



PENRYN TOWN COUNCIL

NOTICE IS HEREBY GIVEN THAT A MEETING OF PENRYN TOWN COUNCIL PLANNING COMMITTEE WILL BE HELD ON **MONDAY 17 SEPTEMBER AT 7.00 PM IN THE COUNCIL CHAMBER, PENRYN** for the transaction of the undermentioned business.

Michelle Daray

Town Clerk

AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

3. MINUTES

To approve and sign as a correct record Minutes numbered 13 to 20 of the meeting of the Planning Committee held on 16 July 2012 [Pages 1-5]

4. TOWN AND COUNTRY PLANNING APPLICATIONS

To consider the Planning Applications submitted for observations [Pages 6-12]

5. DECISION NOTICES

To receive Town and Country Planning Act Decisions of the Local Planning Authority [Pages 13-15]

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 16 JULY 2012
AT 7.00 P.M. IN THE COUNCIL CHAMBER, TOWN HALL, PENRYN

Councillors: M Snowdon – Chairman
E L Wilkes – Vice-Chairman

Mrs M V Bennett, N S Ferris, Mrs G A Grant, K S Green, Mrs B Hulme,
G K Mockett, M J Mullins, G C Rickard and Mrs S Townsend

13. APOLOGIES

Apologies for absence were received on behalf of Councillors Mrs C Hutchings, J Langan, Mrs M K May, Mrs S Peters and D A Pryn.

14. DECLARATIONS OF INTEREST

There were no declarations of interest.

15. MINUTES

RESOLVED that Minute Nos. 8 to 12 of the meeting of the Planning Committee held on 18 June 2012 be approved and signed by the Chairman as a correct record.

Proposed by Councillor E L Wilkes and seconded by Councillor Mrs G A Grant

16. TOWN AND COUNTRY PLANNING APPLICATIONS

PA12/03983 – 3 Poltair Drive, Penryn

RESOLVED that Penryn Town Council objects to the application on the grounds that the development would, by reason of its mass, bulk and appearance, result in an incongruous addition that would dominate the original dwelling and surrounding properties, and that the access is unsuitable due to its steep gradient and the need to cross the pavement to access the proposed parking space.

Proposed by Councillor E L Wilkes and seconded by Councillor M Snowdon

PA12/05321 – Penryn Rugby Club, Kernick Road, Penryn

RESOLVED that the proposals are fully supported.

Proposed by Councillor E L Wilkes and seconded by Councillor Mrs G A Grant

PA12/05589 – Dracaena Cottage, Chapel Lane, Penryn

RESOLVED that the proposals are fully supported.

Proposed by Councillor N S Ferris and seconded by Councillor G K Mockett

PA12/05590 – Dracaena Cottage, Chapel Lane, Penryn

RESOLVED that the proposals are fully supported.

Proposed by Councillor N S Ferris and seconded by Councillor G K Mockett

PA12/05987 – 29 Broad Street, Penryn

RESOLVED that the Town Council is content to be guided by the views of the Tree Officer.

Proposed by Councillor E L Wilkes and seconded by Councillor G K Mockett

[Councillors N S Ferris and M J Mullins requested that their names be recorded as voting against the above decision.]

PA12/04970 – Kernick Road, Penryn

RESOLVED that the proposals are fully supported.

Proposed by Councillor M J Mullins and seconded by Councillor G A Grant

PA12/06118 – Land at College Farm, College Hill, Penryn

RESOLVED that Penryn Town Council supports the application in principle, subject to consideration being given to the following:

The Town Council notes that the economic viability appraisal concludes that the appropriate level of affordable housing on this site is 10%, i.e. four units, however, it is felt that there is some scope to mitigate this disappointing lack of affordable housing.

Firstly, the Town Council requests that consideration be given to replacing the proposed play area with additional affordable housing. Whilst it is recognised that open space is important, it is felt that there is already a generous amount of individual amenity space with each property due to the relatively low density of the development. In addition, there is an alternative large play area nearby at Glasney Field which is currently underused and includes woodland walks and open amenity space. The Town Council is in the process of consulting on a proposed refurbishment of Glasney Field with a view to upgrading the facilities and is also seeking funding for this project. Consequently, the Town Council would very much welcome a Section 106 contribution of £29,980 towards this project in lieu of the play area on the site, thereby freeing up the land on site for additional affordable housing and relieving the developer of the need to manage this area post-construction.

Secondly, the assessment of likely sale prices and markets provided by Laskowski & Co states that 'we would anticipate strong demand from, mainly, local purchasers, endeavouring to secure a permanent home in the still active Falmouth and Penryn market'. With this in mind, the Town Council requests that early, targeted marketing be carried out, focussed on the local market and primarily, those home buyers currently ready to take the next step up the property ladder from affordable housing. If the

assessment of Laskowski & Co is accurate, this should have the effect of freeing up affordable housing elsewhere in the area.

Finally, the Town Council notes that the bat survey report of October 2011 by SLR recommends at least ten bat boxes be installed along the southern boundary, however, the Town Council would prefer to see a more proactive approach with provision being made for the access of bats in some of the properties, by following the recommendations on new buildings in the College Farm Bat Survey of 2007 by Cornwall Environmental Consultants Ltd.

Proposed by Councillor M J Mullins and seconded by Councillor N S Ferris

PA12/06559 – Land at College Farm, College Hill, Penryn

RESOLVED that Penryn Town Council supports the application in principle, subject to consideration being given to the following:

The Town Council notes that the economic viability appraisal concludes that the appropriate level of affordable housing on this site is 10%, i.e. four units, however, it is felt that there is some scope to mitigate this disappointing lack of affordable housing.

Firstly, the Town Council requests that consideration be given to replacing the proposed play area with additional affordable housing. Whilst it is recognised that open space is important, it is felt that there is already a generous amount of individual amenity space with each property due to the relatively low density of the development. In addition, there is an alternative large play area nearby at Glasney Field which is currently underused and includes woodland walks and open amenity space. The Town Council is in the process of consulting on a proposed refurbishment of Glasney Field with a view to upgrading the facilities and is also seeking funding for this project. Consequently, the Town Council would very much welcome a Section 106 contribution of £29,980 towards this project in lieu of the play area on the site, thereby freeing up the land on site for additional affordable housing and relieving the developer of the need to manage this area post-construction.

Secondly, the assessment of likely sale prices and markets provided by Laskowski & Co states that 'we would anticipate strong demand from, mainly, local purchasers, endeavouring to secure a permanent home in the still active Falmouth and Penryn market'. With this in mind, the Town Council requests that early, targeted marketing be carried out, focussed on the local market and primarily, those home buyers currently ready to take the next step up the property ladder from affordable housing. If the assessment of Laskowski & Co is accurate, this should have the effect of freeing up affordable housing elsewhere in the area.

Finally, the Town Council notes that the bat survey report of October 2011 by SLR recommends at least ten bat boxes be installed along the southern boundary, however, the Town Council would prefer to see a more proactive approach with provision being made for the access of bats in some of the properties, by following the recommendations on new buildings in the College Farm Bat Survey of 2007 by Cornwall Environmental Consultants Ltd.

Proposed by Councillor M J Mullins and seconded by Councillor N S Ferris

PA12/06488 – 6 College Ope, Penryn

RESOLVED that the proposals are fully supported.

Proposed by Councillor M J Mullins and seconded by Councillor Mrs B Hulme

17. DECISION NOTICES

The list of decision notices was noted.

18. PUBLIC CONVENIENCES

The Town Council had been advised that public conveniences in Penryn would cease to be funded by Cornwall Council and that the Town Council was being offered the opportunity to adopt responsibility for the public conveniences, which would be part funded by a grant from Cornwall Council. An ‘in principle’ decision was required by the end of July 2012.

RESOLVED that Cornwall Council be advised that Penryn Town Council would be willing to enter into discussions on adopting the public conveniences at Permarin car park and the disabled toilet in the public conveniences on Exchequer Quay on a 99-year lease at £1 per year, with an option to give six months’ notice to terminate the agreement.

Proposed by Councillor Mrs G A Grant and seconded by M J Mullins

19. PENRYN STATION ARTWORK

RESOLVED that Penryn Town Council adopts the artwork which has been designed for installation on the wall outside Penryn Station as part of the town’s assets.

Proposed by Councillor Mrs G A Grant and seconded by Councillor M Snowdon

[Councillor E L Wilkes requested that his name be recorded as abstaining from voting on the above decision.]

20. CORNWALL COUNCIL’S GOVERNANCE REVIEW

The Town Clerk advised that this item had been brought to the Planning Committee as a response to Cornwall Council’s consultation on its Governance Review was required by 17 July 2012.

RESOLVED that Penryn Town Council responds to Cornwall Council’s consultation on its Governance Review as set out in the consultation response form attached as Appendix 2 to the report.

Proposed by Councillor M J Mullins and seconded by Councillor Mrs G A Grant

[Councillor E L Wilkes requested that his name be recorded as voting against the above decision.]

There being no further relevant business the meeting was declared closed at 8.40 p.m.

Chairman



PENRYN TOWN COUNCIL

PLANNING COMMITTEE

17 SEPTEMBER 2012

Town and Country Planning Applications

App. No.	Details	Response Deadline	Response
PA12/04948	Mr David Stafford Unit 15, Kernick Business Park, Annear Road, Penryn TR10 9EW Change of use from B1 to B1 & B2 mixed use and erection of steel flues at rear of building	09/08/12	<i>Penryn Town Council has concerns over the proximity of the flues on the rear of the building to the residential development behind. Should the environmental officer also have concerns Penryn Town Council could not support the application.</i> <i>Signed off by Councillors Snowdon and Wilkes 24/07/12</i>
PA12/05141	Mr Richard Smart Lloyds TSB Bank Plc, 25 Higher Market Street, Penryn TR10 8HT Take down existing chimney due to structural instability and rebuild using salvaged materials to match existing. Fit new pots and flues to match as before.	10/08/12	<i>Fully supported.</i> <i>Signed off by Councillors Snowdon and Wilkes 24/07/12</i>

App. No.	Details	Response Deadline	Response
PA12/06556	Mr G Holloway 60 Bohelland Road, Penryn TR10 8DY Felling of a leyland cypress hedge and replace with a beech hedge	09/08/12	<i>No objections.</i> <i>Signed off by Councillors Snowdon and Wilkes 24/07/12</i>
PA12/06649	Mr and Mrs Whittall 38 Green Lane, Penryn TR10 8QH Erection of replacement garage incorporating first floor extension and rear extension	08/08/12	<i>No objections.</i> <i>Signed off by Councillors Snowdon and Wilkes 24/07/12</i>
PA12/06188	Mrs Helen Morton 8 Polwithen Road, Penryn TR10 8QT Application for Certificate of Lawful Development for a proposed use, namely alterations to the lower ground floor area to provide a bedroom and study area, with stores and ensuite bathroom for occupation incidental to the enjoyment of the dwelling	09/08/12	<i>No objections.</i> <i>Signed off by Councillors Snowdon and Wilkes 24/07/12</i>
PA12/05691	Bovis Homes (SW) Ltd Land adjacent to Kernick House, Kernick Park, Penryn TR10 9DG Application for the substitution of 2 no. 3 storey 2 bed apartment buildings (6 no. units per building) with 3 no. 4 bed 2 storey detached dwellings and 1 no. 5 bed 2.5 storey detached dwelling on planning consent ref PA01/2266/08/M	13/08/12	<i>See attached response.</i> <i>Signed off by Councillors Snowdon and Hulme 17/08/12</i>
PA12/05692	Bovis Homes (SW) Ltd Land adjacent to Kernick House, Kernick Park, Penryn TR10 9DG Application for the substitution of 3 no. 2 storey 2 bed houses, 2 no. 3 bed 2.5 storey houses, 2 no. 2.5 storey 4 bed house and 1 no. 3 storey 2 bed apartment block (6 no. units) with 1 no. 3 storey 2 bed apartment building (3 no. units), 2 no. 2 storey 2 bed houses, 1 no. 3 bed split level house and 1 no. 4 bed 2.5 storey house and relocation of foul pumping station on planning consent reference PA01/2266/08/M	13/08/12	<i>See attached response.</i> <i>Signed off by Councillors Snowdon and Hulme 17/08/12</i>

App. No.	Details	Response Deadline	Response
PA12/05693	Bovis Homes (SW) Ltd Land adjacent to Kernick House, Kernick Park, Penryn TR10 9DG Application for the substitution of 1 no. 5 bed 2.5 storey house with 2 no. 3 bed 2 storey semi detached houses on previous planning consent reference PA01/2266/08/M	13/08/12	<i>See attached response.</i> <i>Signed off by Councillors Snowdon and Hulme 17/08/12</i>
PA12/06764	Asda Stores Ltd Asda Stores Ltd, Jennings Road, Penryn TR10 9LY Variation of condition 3 (store shall not contain pharmacy or post office counter) to allow for provision of pharmacy counter. Application No. MC01/0085/09/B dated 12/03/2009 refers.	21/08/12	<i>See attached response.</i> <i>Signed off by Councillors Snowdon and Hulme 17/08/12</i>
PA12/07108	Mr Michael Lasbury Plot 7, Bella Vista Gardens Truro Hill, Penryn TR10 8AN Erection of dwelling and garage (outline with all matters reserved)	23/08/12	<i>No objections.</i> <i>Signed off by Councillors Snowdon and Hulme 17/08/12</i>
PA12/07295	Mr and Mrs Trethewey 5 Poltisko Road, Penryn TR10 8PJ Construction of a single storey ancillary annexe extension	04/09/12	<i>Fully supported.</i> <i>Signed off by Councillors Snowdon and Grant 31/08/12</i>

App. No.	Details	Response Deadline	Response
PA12/07670	Tonkin Construction Land adjacent to 21 Andrewartha Road, Penryn TR10 8QW Proposed erection of three dwellings	11/09/12	<i>Penryn Town Council has no objections in principle to development on this site, but objects to the application as submitted on the grounds of inadequate onsite turning space which would require vehicles to reverse in or out of the parking spaces near a bend in the highway.</i> <i>Signed off by Councillors Snowdon and Grant 31/08/12</i>
PA12/07466	Borough Developments Ltd Land at Vinery Meadow, Penryn Proposed development of nine dwellings consisting of two, three and four bedroom terraced houses arranged around a central parking courtyard	10/09/12	
PA12/07511	Colin Coade and the Enys Estate Land at Packsaddle, Tremoughdale, Penryn TR10 8JA Erection of thirteen dwellings	13/09/12	

App. No.	Details	Response Deadline	Response
PA12/07696	Asda Stores Ltd Asda Stores Ltd, Jennings Road, Penryn TR10 9LY Replacement of existing slat on two existing totem signs	12/09/12	<i>Penryn Town Council has no objections subject to permission being granted for Application No. PA12/06764 for variation of Condition 3 in order to allow a pharmacy to which it should be noted the Town Council has strongly objected and continues to do so.</i> <i>Signed off by Councillors Snowdon and Grant 31/08/12</i>
PA12/07797	Ms Sue Dengler 19 Polsethow, Penryn TR10 8PA Proposed new garage	12/09/12	<i>Fully supported.</i> <i>Signed off by Councillors Snowdon and Grant 31/08/12</i>
PA12/07589	Mr L Rivero The Bistro, The Warehouse, Anchor Quay, Penryn TR10 8GZ Change of use from previously approved live/work unit (Decision PA01/1263/09/R) to residential unit	24/09/12	
PA12/08285	Mr G Martin 1 Woodland Avenue, Penryn TR10 8PF Erection of extension	25/09/12	

PA12/06764

Penryn Town Council

Comment Date: Fri 17 Aug 2012

Penryn Town Council strongly objects to the application for the following reasons:

1. There has been no change in circumstances since the original application that would justify the lifting of the condition that the store should not contain a pharmacy, and therefore the original reasons and associated policies are still valid. The conditions and the reasons for it were accepted by the applicant so in the absence of any change in circumstances, it would be unreasonable for the applicant to argue that the condition should be removed.

2. The applicant claims that varying the condition to allow for the provision of a pharmacy counter will not have a detrimental impact on Penryn town centre and the Town Council supports the comments of Cornwall Council's Town Centre Management Specialist, that if the pharmacy were to close, it would undoubtedly have a negative ripple effect on the rest of the town centre and that removing one of the key service providers and key footfall drivers into an already struggling town centre would be disastrous for the economic viability of the town centre as a whole.

3. The applicant correctly states that there are currently two pharmacies located within Penryn, namely Hendra's at 26 Market Street, and Hendra's at the surgery on Saracen Way and claims that since only 26 Market Street is in the town centre, this demonstrates that town centre and out-of-centre pharmacies are able to operate together. However, this interpretation completely ignores the fact that (a) both of these pharmacies are owned and operated by the same company and are therefore not in competition but rather complement each other, and (b) that the distance between them is only a few hundred yards with less than five minutes walking distance. The Town Council is aware with the benefit of local knowledge that the surgery pharmacy is often busy and customers prefer to walk the very short distance to the pharmacy on Market Street and will then also visit local stores at the same time.

4. The applicant further claims that there are similar sized towns in the area which have a large foodstore with a pharmacy counter in out-of-town locations and pharmacies continue to trade in the town centre. However, the first example given is Truro, the only city in Cornwall with one of, if not the premier shopping centre in the county. The Town Council maintains that this can not possibly be compared sensibly with a small market town with a struggling town centre. The Town Council would also argue that a crucial difference is that customers of the surgery will use the pharmacy in Penryn as a destination store and visit other shops in the process, whereas Truro itself is a destination shopping centre and people use the pharmacies there whilst shopping for other things. In addition, of the two pharmacies in Truro highlighted by the applicant, two of them are part of major national chains with the associated buying power and a large commercial business to support the pharmacy service. The same also applies to the example given in Helston where the town centre pharmacy is provided by Boots UK Limited.

PA12/05691**Penryn Town Council****Comment Date: Mon 20 Aug 2012**

Penryn Town Council objects very strongly to this application, due to the combined effect of this application together with Application PA12/05692 and PA12/05693, which will result in a net loss of 13 dwellings on the site, three of which are part of the affordable element. The Falmouth and Penryn Town Framework, part of Cornwall Council's draft Core Strategy, identifies a need for almost 1200 additional affordable homes to be provided over the next ten years to accommodate those already in housing need. It also sets a growth target of 3500 new homes overall in Falmouth and Penryn. The land adjacent to Kernick House has been identified as a site appropriate for housing, both in the Town Framework (FH2) and the Penryn Town Plan and it was for this reason that the original application received support from the Town Council. Any reduction in the number of dwellings on this site, and in particular the affordable element, will result in additional pressure on the remaining sites available to fulfill the growth targets.

PA12/05692**Penryn Town Council****Comment Date: Mon 20 Aug 2012**

Penryn Town Council objects very strongly to this application, due to the combined effect of this application together with Application PA12/05691 and PA12/05693, which will result in a net loss of 13 dwellings on the site, three of which are part of the affordable element. The Falmouth and Penryn Town Framework, part of Cornwall Council's draft Core Strategy, identifies a need for almost 1200 additional affordable homes to be provided over the next ten years to accommodate those already in housing need. It also sets a growth target of 3500 new homes overall in Falmouth and Penryn. The land adjacent to Kernick House has been identified as a site appropriate for housing, both in the Town Framework (FH2) and the Penryn Town Plan and it was for this reason that the original application received support from the Town Council. Any reduction in the number of dwellings on this site, and in particular the affordable element, will result in additional pressure on the remaining sites available to fulfill the growth targets.

PA12/05693**Penryn Town Council****Comment Date: Mon 20 Aug 2012**

Penryn Town Council objects very strongly to this application, due to the combined effect of this application together with Application PA12/05691 and PA12/05692, which will result in a net loss of 13 dwellings on the site, three of which are part of the affordable element. The Falmouth and Penryn Town Framework, part of Cornwall Council's draft Core Strategy, identifies a need for almost 1200 additional affordable homes to be provided over the next ten years to accommodate those already in housing need. It also sets a growth target of 3500 new homes overall in Falmouth and Penryn. The land adjacent to Kernick House has been identified as a site appropriate for housing, both in the Town Framework (FH2) and the Penryn Town Plan and it was for this reason that the original application received support from the Town Council. Any reduction in the number of dwellings on this site, and in particular the affordable element, will result in additional pressure on the remaining sites available to fulfill the growth targets.



PENRYN TOWN COUNCIL

PLANNING COMMITTEE

17 SEPTEMBER 2012

Decision Notices

App. No.	Details	Decision	Decision Date	Council's Observation
PA12/04572	Mr and Mrs Christopher Rose 24 Lower Market Street, Penryn TR10 8BG Return of present office premises to ground floor shop with living accommodation in rest of building being a self contained five bedroom student flat with communal living room, kitchen and bathroom/shower room	Approved	16/07/12	Proposals are fully supported.
PA12/04577	Mr and Mrs Christopher Rose 24 Lower Market Street, Penryn TR10 8BG Listed Building Consent for return of present office premises to ground floor shop with living accommodation in rest of building being a self contained five bedroom student flat with communal living room, kitchen and bathroom/shower room	Approved	16/07/12	Proposals are fully supported.

App. No.	Details	Decision	Decision Date	Council's Observation
PA12/02075	St Gluvias Cricket Club St Gluvias Cricket , Kernick Road, Penryn TR10 8NT Demolition of existing changing rooms and implement store and erection of extension to existing club house to form new changing facilities and implement store	Approved	23/07/12	Proposals are fully supported.
PA12/03983	Mrs Denise Searle 3 Poltair Drive, Penryn TR10 8NY Erection of dwelling (outline application with all matters reserved)	Refused	01/08/12	Penryn Town Council objects to the application on the grounds that the development would, by reason of its mass, bulk and appearance, result in an incongruous addition that would dominate the original dwelling and surrounding properties, and that the access is unsuitable due to its steep gradient and the need to cross the pavement to access the proposed parking space.
PA12/05321	Penryn Rugby Football Club Penryn Rugby Club, Kernick Road, Penryn TR10 8NT Single storey training centre building	Approved	30/07/12	Fully supported.
PA12/05589	Ms Hannah Matthews Dracaena Cottage, Chapel Lane, Penryn TR10 8LP The demolition of the single-story, mono-pitched roof, extension and its replacement with a two-story extension. Also the demolition and replacement of the retaining wall to the east side of the plot.	Approved	31/07/12	Fully supported.

App. No.	Details	Decision	Decision Date	Council's Observation
PA12/05590	Ms Hannah Matthews Dracaena Cottage, Chapel Lane, Penryn TR10 8LP Conservation area consent for the demolition of a retaining wall	Approved	31/07/12	Fully supported.
PA12/05987	Miss K Spence 29 Broad Street, Penryn TR10 8JL Felling of one eucalyptus tree	Refused	03/08/12	The Town Council is content to be guided by the views of the Tree Officer.
PA12/06556	Mr G Holloway 60 Bohelland Road, Penryn TR10 8DY Felling of a leyland cypress hedge and replace with a beech hedge	Decided not to make a TPO (TCA apps)	03/08/12	No objections.
PA12/05141	Mr Richard Smart Lloyds TSB Bank Plc, 25 Higher Market Street, Penryn TR10 8HT Take down existing chimney due to structural instability and rebuild using salvaged materials to match existing. Fit new pots and flues to match as before.	Approved	17/08/12	Fully supported.
PA12/06649	Mr and Mrs Whittall 38 Green Lane, Penryn TR10 8QH Erection of replacement garage incorporating first floor extension and rear extension	Approved	17/08/12	No objections.
PA12/06188	Mrs Helen Morton 8 Polwithen Road, Penryn TR10 8QT Certificate of Lawful Development for a proposed use, namely alterations to the lower ground floor area to provide a bedroom and study area, with stores and en-suite bathroom for occupation incidental to the enjoyment of the dwelling	Granted	31/08/12	No objections.