



PENRYN TOWN COUNCIL

NOTICE IS HEREBY GIVEN THAT A MEETING OF PENRYN TOWN COUNCIL PLANNING COMMITTEE WILL BE HELD ON **MONDAY 26 NOVEMBER AT 7.00 PM IN THE COUNCIL CHAMBER, PENRYN** for the transaction of the undermentioned business.

Michelle Darcy

Town Clerk

AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

3. MINUTES OF THE MEETING HELD ON 15 OCTOBER 2012

To approve and sign as a correct record Minutes numbered 26 to 30 of the meeting of the Planning Committee held on 15 October 2012 [Pages 1-2]

4. TOWN AND COUNTRY PLANNING APPLICATIONS

To consider the Planning Applications submitted for observations [Page 3]

5. DECISION NOTICES

To receive Town and Country Planning Act Decisions of the Local Planning Authority [Pages 4-7]

Councillors: Mrs G A Grant – in the Chair

Mrs M V Bennett, Mrs B Hulme, Mrs M K May, M J Mullins, D A Prynne and
G C Rickard

22. APOLOGIES

Apologies for absence were received on behalf of Councillors Mrs C Hutchings,
G K Mockett, M Snowdon and E L Wilkes.

27. DECLARATIONS OF INTEREST

There were no declarations of interest.

28. MINUTES OF THE MEETING HELD ON 17 SEPTEMBER 2012

RESOLVED that Minute Nos. 21 to 25 of the meeting of the Planning Committee held on
17 September 2012 be approved and signed by the Chairman as a correct record, subject
to an amendment to Minute No. 24 in relation to Application No. PA12/08285 that
Councillor G K Mockett left the Council Chamber during consideration of the item and
not Councillor D A Prynne.

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

29. TOWN AND COUNTRY PLANNING APPLICATIONS

PA12/08563 – 1 Brook Place, Penryn

RESOLVED that the proposals are fully supported.

Proposed by Councillor M J Mullins and seconded by Councillor Mrs M K May

PA12/08698 – Hawkins Motors, Park Garage, Browns Hill, Penryn

RESOLVED that the proposals are fully supported.

Proposed by Councillor Mrs M V Bennett and seconded by Councillor G C Rickard

PA12/08793 – 43 Green Lane, Penryn

RESOLVED that the proposals are fully supported.

Proposed by Councillor Mrs B Hulme and seconded by Mrs M K May

30. DECISION NOTICES

The list of decision notices was noted.

There being no further relevant business the meeting was declared closed at 7.25 p.m.

Chairman



PENRYN TOWN COUNCIL

PLANNING COMMITTEE

26 NOVEMBER 2012

Town and Country Planning Applications

App. No.	Details	Response Deadline	Response
PA12/09420	Mr and Mrs S Davison 6 College Ope, Penryn TR10 8JS Erection of a two storey extension	14/11/12	<i>No objections.</i> <i>Signed off by Councillors Snowdon and Wilkes 02/11/12</i>
PA12/10199	Mr Mike Hutchinson Office Units 1 and 2, The Warehouse, Anchor Quay, Penryn TR10 8GZ Listed Building Consent for internal alterations to office units 1 and 2 to form a single office unit	22/11/12	
PA12/09746	Mr Colin J Searle 31 Penvale Crescent, Penryn TR10 8QZ Formation of a terrace area to rear, on existing flat roof	05/12/12	



PENRYN TOWN COUNCIL

PLANNING COMMITTEE

26 NOVEMBER 2012

Decision Notices

App. No.	Details	Decision	Decision Date	Council's Observation
PA12/06488	Mr and Mrs S Davison 6 College Ope, Penryn TR10 8JS Single storey side extension	Approved	31/08/12	Fully supported.
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.	Refused	11/09/12	See attached.

App. No.	Details	Decision	Decision Date	Council's Observation
PA12/07670	Tonkin Construction Land adjacent to 21 Andrewartha Road, Penryn TR10 8QW Proposed erection of three dwellings	Approved	05/10/12	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.
PA12/07696	Asda Stores Ltd Asda Stores Ltd, Jennings Road, Penryn TR10 9LY Replacement of existing slat on two existing totem signs	Approved	08/10/12	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.
PA12/07546	Mr Peter Bodle 7 Kernick Road, Penryn TR10 8NR Car port over existing car parking area	Approved	19/10/12	No objections.
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	Approved	16/10/12	Fully supported.

App. No.	Details	Decision	Decision Date	Council's Observation
PA12/04098	Mrs L Kitchen 11 Higher Market Street, Penryn TR10 8ED Change of use of existing ground floor studio/shop into existing residential dwelling	Refused	25/10/12	Unfortunately, Penryn Town Council is unable to support this application. It is felt that it is an erosion of commercial space within the core town centre, i.e. Lower and Higher Market Street.
PA12/08285	Mr G Martin 1 Woodland Avenue, Penryn TR10 8PF Erection of extension	Approved	26/10/12	Fully supported.
PA12/04068	Mr D Fleet-Chapman 13 Bissom, Penryn TR10 9LH Demolition of single storey garage and utility and erection of two storey extension to side. New parking and steps (amended design to PA12/01782)	Approved	05/11/12	No objections.
PA12/08563	Mr William Howe 1 Brook Place, Penryn TR10 8LJ Construction of new dwelling	Refused	07/11/12	Fully supported.
PA12/08793	Mr N Curnow 43 Green Lane, Penryn TR10 8QN Erection of a conservatory	Approved	06/11/12	Fully supported.
PA12/08698	Hawkins Motors Hawkins Motors, Park Garage, Browns Hill, Penryn TR10 8DW Demolition of existing bungalow and erection of car showroom building	Approved	09/11/12	Fully supported.

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.