



PENRYN TOWN COUNCIL

NOTICE IS HEREBY GIVEN THAT A MEETING OF PENRYN TOWN COUNCIL PLANNING COMMITTEE WILL BE HELD ON **MONDAY 15 APRIL 2013 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 18 MARCH 2013

To approve and sign as a correct record Minutes numbered 47 to 53 of the meeting of the Planning Committee held on 18 March 2013 [Pages 1-3]

4. TOWN AND COUNTRY PLANNING APPLICATIONS

To consider the Planning Applications submitted for observations [Page 4]

5. DECISION NOTICES

To receive Town and Country Planning Act Decisions of the Local Planning Authority [Pages 5-6]

6. PA13/01835 - ERECTION OF DETACHED DWELLING - JIMMY MAY SCRAP METAL LTD

To consider whether the Town Council is satisfied that Application No. PA13/01835 be determined under the delegated powers of the local planning authority. [Pages 7-8]

Councillors: M Snowdon (Chairman)
E L Wilkes (Vice-Chairman)

N S Ferris, Mrs B Hulme, Mrs C Hutchings, J Langan, Mrs M K May, G K Mockett,
M J Mullins, Mrs S Peters and G C Rickard

47. APOLOGIES

Apologies for absence were received on behalf of Councillors Mrs M V Bennett,
Mrs G A Grant, K S Green, D A Prynn and V Tullin.

48. DECLARATIONS OF INTEREST

Councillor Mrs M A May declared a non-registrable interest in Agenda No. 4 (Town and
Country Planning Applications) in relation to Application No. PA13/01678 as her
daughter owned a bed and breakfast establishment in Penryn.

49. MINUTES OF THE MEETING HELD ON 18 FEBRUARY 2013

RESOLVED that Minute Nos. 42 to 46 of the meeting of the Planning Committee held on
18 February 2013 be approved and signed by the Chairman as a correct record.

Proposed by Councillor E L Wilkes and seconded by Councillor J Langan

50. TOWN AND COUNTRY PLANNING APPLICATIONS

PA13/00980 - Land adjacent to 1 Dunstan Close, Penryn

The Committee was presented with the plans and the Chairman advised that Cornwall
Council has received seven letters of objection from residents of Dunstan Close and
Calver Close and that there were no objections from highways officers. During debate,
concerns were raised regarding the mass and siting of the proposed development and its
effect on neighbouring properties.

RESOLVED that the Town Council objects to this application on the grounds that it is
detrimental to the amenity of the host building due to the overbearing nature and
potential overshadowing of the proposed development. The Town Council also
considers it will have an unacceptable impact on the amenity of 9 Dunstan Close in
terms of the potential overshadowing of the property from the proposed development.

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

Councillor Mrs M K May requested that her name be recorded as abstaining from voting
on the above decision.

PA13/01558 – Land at College Farm, Penryn

The Committee was presented with a plan of the site showing the location of the affected trees. The Chairman advised that there were no objections from the Tree Officer.

RESOLVED that the Town Council has no objections.

Proposed by Councillor E L Wilkes and seconded by Councillor Mrs M K May

PA13/01678 – Former Cornwall Motor Auctions Site, Station Road, Penryn

The Town Clerk advised that the applicant wished to remove Condition 2 attached to decision notice C1/PA01/0797/09/M to allow use during the 11 weeks of summer by academics other than those solely connected with the combined university, as the freeholder needed to use the building financially during those 11 weeks. During debate, it was commented that the developer had accepted the condition when the original permission had been granted.

RESOLVED that the Town Council objects to the removal of this condition. The conditions were accepted by the developer when permission was granted and there has been no evidence provided that there has been a change in circumstances to warrant the lifting of the condition. The Town Council also takes into account the pressure on parking in the vicinity from which the 11 week summer break gives local residents a welcome respite.

Proposed by Councillor M J Mullins and seconded by Councillor G K Mockett

Having earlier declared a non-registrable interest in the above application, Councillor Mrs M K May left the meeting for the duration of the item and did not take part in the debate or the vote.

51. DECISION NOTICES

The list of decision notices was noted.

52. EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED that in accordance with Section 1 of the Public Bodies Admission to Meetings Act 1960, the public be excluded from the meeting during consideration of the following items by reasons of the confidential nature of the items. Proceedings, apart from any resolutions passed, shall remain confidential.

Proposed by Councillor E L Wilkes and seconded by Councillor Mrs M K May

53. TOWN HALL CLOCK TOWER

The Town Clerk had been requested at a previous meeting to obtain three quotations for the erection of scaffolding on the Town Hall clock tower to investigate the problems with leakage and these were provided at the meeting. However, it was suggested that an alternative solution might be the use of a scissor lift or cherry picker. The Town Clerk advised that the situation was becoming crucial as the wedding season was due to start

in mid-May. The general consensus was that there was insufficient time to erect scaffolding and complete any necessary work before the middle of May and therefore it would be preferable to wait until after the wedding season. It was agreed that the problem needed to be resolved and therefore it was suggested that the Town Clerk be delegated to carry out further investigations and to resolve the matter in the most efficient and cost-effective way.

RESOLVED that authority be delegated to the Town Clerk, in consultation with the Chairman of the Planning Committee and the Cornwall Councillor for Penryn West, to carry out further investigations into the causes and solutions to the problem with leakage in the Town Hall clock tower in the most efficient and cost-effective way possible, with a view to carrying out any necessary remedial works at the end of the wedding season.

There being no further relevant business the meeting was declared closed at 8.10 p.m.

Chairman



PENRYN TOWN COUNCIL

PLANNING COMMITTEE

15 APRIL 2013

Town and Country Planning Applications

App. No.	Details	Response Deadline	Response
PA13/01835	Mr Jimmy May Jimmy May Scrap Metal Ltd, Car Breaking Depot, Busvannah, Penryn TR10 9LQ Erection of detached dwelling	04/04/13	No objections <i>Signed off by Councillors Grant and Wilkes 05/04/13</i>
PA13/01952	Mrs Joanne Tyrrell 1 Highland Park, Penryn TR10 8HH Proposed alterations to external north elevation. Window/door alterations, new timber cladding and balcony	05/04/13	No objections <i>Signed off by Councillors Grant and Wilkes 05/04/13</i>
PA13/01635	Mr Garrie McGinn 2 Highland Park, Penryn TR10 8HH Erection of first floor balcony and steps at front of existing dwelling	25/04/13	
PA13/01029	Mr A Kitts 7 Church Road, Penryn TR10 8DA Erection of garage	30/04/13	



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PLANNING COMMITTEE

15 APRIL 2013

Decision Notices

App. No.	Details	Decision	Decision Date	Council's Observation
PA12/11594	Mr Michael Lasbury Plot 5, Bella Vista Gardens, Truro Hill, Penryn TR10 8AN Extension of time on decision OP01/1657/09/R dated 30.12.2009 for construction of an earth sheltered, passive solar eco house (outline)	Approved	28/01/13	Fully supported.
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	Refused	04/02/13	Fully supported.
PA13/00165	Miss C Sanders 7 Poltair Road, Penryn TR10 8NZ Erection of a rear extension	Approved	11/02/13	No objections.

App. No.	Details	Decision	Decision Date	Council's Observation
PA13/00518	Walker Developments 1 Kernick Park, Kernick, Penryn TR10 9DB Pruning of a sycamore tree	Approved	28/02/13	No objections.
PA12/11853	Lloyds Banking Group 25 Higher Market Street, Penryn TR10 8EF Display of 1no. face illuminated built up letters, 1 no. non illuminated projecting sign, 1 no. illuminated heritage window light strip, 1 no. non illuminated nameplate, 1no. reverse applied vinyl and 1no. non illuminated letter box signage	Withdrawn	07/03/13	The Town Council supports the application subject to there being no objections from the Conservation Officer.
PA12/11854	Lloyds Banking Group 25 Higher Market Street, Penryn TR10 8EF Listed building consent for the display of 1no. face illuminated built up letters, 1 no. non illuminated projecting sign, 1 no. illuminated heritage window light strip, 1 no. non illuminated nameplate, 1no. reverse applied vinyl and 1no. non illuminated letter box signage	Withdrawn	07/03/13	The Town Council supports the application subject to there being no objection from the Conservation Officer.
PA13/00684	Mrs Brown 2 Polsethow, Penryn TR10 8PA Proposed single storey extension to provide a bedroom with en-suite	Approved	08/03/13	No objections subject to the Planning Officer being satisfied that there are no overriding issues regarding overlooking or overshadowing of neighbouring properties.
PA13/01558	R J Walker Ltd Land at College Farm, Penryn TR10 8LG Various treeworks	Approved	03/04/13	No objections.



PENRYN TOWN COUNCIL

PLANNING COMMITTEE

15 APRIL 2013

PA13/01835 – Erection of Detached Dwelling – Jimmy May Scrap Metal Ltd

Author: Michelle Davey, Town Clerk

1. Background

Application PA13/01835 for the erection of a detached dwelling at Jimmy May Scrap Metal Ltd was considered under delegated powers on 4 April 2013 due to the deadline for response being before the next meeting of the Planning Committee. The response given to Cornwall Council was that the Town Council had no objections. However, subsequently the case officer has contacted the Town Council to raise concerns regarding the application and to advise that she is minded to refuse the application under delegated powers. In accordance with the Local Council Protocol, the case officer has given the Town Council five working days to respond.

2. Discussion

The Chairman of the Planning Committee was absent at the time the decision was taken under delegated power and has taken the view that the matter should be brought before the Planning Committee to obtain a wider view on the application. The application is for the erection of a detached dwelling with 3 bedrooms in the amenity area related to the scrap metal yard. The issues raised by the case officer are as follows:

“The site lies outside of Penryn and is considered to be in a rural location. History reveals that the site has been the subject of a similar proposal on PA01/0268/00/S which was subsequently dismissed at appeal by the planning inspectorate on APP/P0810/A/00/1046646.

I do not consider the circumstances have considerably changed since the former refusals on the application site.

Section 55 of the National Planning Policy Framework 2012 states:

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- the essential need for a rural worker to live permanently at or near their place of work in the countryside; or
- where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
- where the development would reuse redundant or disused buildings and lead to an enhancement to the immediate setting; or
- the exceptional quality or innovative nature of the design of the dwelling.

Such a design should:

- be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
- reflect the highest standards in architecture;
- significantly enhance its immediate setting; and
- be sensitive to the defining characteristics of the local area.

The applicant's circumstances are not considered to justify an additional dwelling in the countryside. Methods of security can be achieved without the applicant living on site and as such the application is not considered to be an exception to current policy.'

Whilst the Town Council's response differs from the case officer's view, it should be noted that the Design and Access Statement was not provided to the Town Council at the time the application was considered. That Statement has now been obtained and is attached as Appendix 1 to the report.

There are three options open to the Town Council:

- (a) To confirm to the case officer that the Town Council has no objections to the application being decided by delegated powers by the local planning authority. This would most likely result in refusal of the application.
- (b) To request that the Local Member for Cornwall Council asks that the application should be decided by the Central Sub-Area Planning Committee. The Town Council would be expected to defend its position at the meeting, but the outcome is unknown.
- (c) To do nothing. This would have the same effect as (a) as the case officer could then go ahead and decide the application under delegated powers.

3. Recommendation

That the Town Council considers whether it wishes to request that the Local Member for Cornwall Council asks that the application should be decided by the Central Sub-Area Planning Committee.

4. Appendix

Design and Access Statement (separate document).