



PENRYN TOWN COUNCIL

NOTICE IS HEREBY GIVEN THAT A MEETING OF PENRYN TOWN COUNCIL PLANNING COMMITTEE WILL BE HELD ON **MONDAY 15 JULY 2013 AT 7.00 PM IN THE COUNCIL CHAMBER, PENRYN** for the transaction of the undermentioned business.

*Michelle Darcy*

Town Clerk

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## AGENDA

**1. APOLOGIES**

**2. DECLARATIONS OF INTEREST**

**3. MINUTES OF THE MEETING HELD ON 20 MAY 2013**

To approve and sign as a correct record Minutes numbered 1 to 7 of the meeting of the Planning Committee held on 20 May 2013 [Pages 1–3]

**4. ELECTION OF VICE-CHAIRMAN FOR THE CIVIC YEAR 2013/14**

**5. TOWN AND COUNTRY PLANNING APPLICATIONS**

To consider the Planning Applications submitted for observations [Pages 4–7]

**6. DECISION NOTICES**

To receive Town and Country Planning Act Decisions of the Local Planning Authority [Pages 8–12]



Councillors: M Snowdon, Mrs M V Bennett, Mrs C Hutchings, J Langan, Mrs M K May, G C Rickard, J Hodge, D Garwood and N Ferris

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**1. ELECTION OF CHAIRMAN FOR THE CIVIC YEAR 2013/14**

Councillor Mrs M K May called for nominations for Chairman for the civic year 2013/14.

**RESOLVED** that Councillor M Snowdon be re-elected Chairman of the Planning Committee for the ensuing civic year.

*Proposed by Councillor J Langan and seconded by Councillor Mrs C Hutchings*

Thereupon Councillor M Snowdon took the Chair and thanked Councillors for his re-election.

**2. ELECTION OF VICE-CHAIRMAN FOR THE CIVIC YEAR 2013/14**

**RESOLVED** the election of the Vice-chairman be deferred until a later meeting

*Proposed by Councillor J Langan and seconded by Councillor Mrs M K May*

**3. APOLOGIES**

Apologies for absence were received on behalf of Councillors Mrs G A Grant, Mrs S Peters, Mrs B Hulme, E L Wilkes and K S Green

**4. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**5. MINUTES OF THE MEETING HELD ON 15 APRIL 2013**

**RESOLVED** that minute numbers 54 to 59 of the meeting of the Planning Committee held on 15 April 2013 be approved, and signed by the Chairman as a correct record.

*Proposed by Councillor Mrs M K May and seconded by Councillor J Langan*

**6. TOWN AND COUNTRY PLANNING APPLICATIONS**

***PA13/02549 – Land at West End Industrial Estate, West End***

**RESOLVED** No objections, subject to the Knotweed being treated professionally and fully eradicated. There is an existing drainage/sewerage issue at the entrance of the site that needs to be resolved. There are concerns about the pedestrian access at the

entrance of the site towards Station Steps. The Town Council would ask for a detailed construction plan whilst development is taking place.

*Proposed by Councillor J Langan and seconded by Councillor G C Rickard*

**PA13/02624 – Land adjacent to Lee House, Station Road**

**RESOLVED** No objections in principle, however the Town Council feels that a new pedestrian access being created on to a public walkway (on Station Steps) could lead to an increased chance of crime. It is noted that there is no provision of a turning space which would require vehicles to reverse in or out of the parking area on to what is a very busy road.

*Proposed by Councillor Mrs M K May and seconded by Councillor G C Rickard*

**PA13/03246 – Land off Kernick Road, Kernick Road, Penryn**

**RESOLVED** to fully support the application subject to residents' noise pollution concerns being addressed.

*Proposed by Councillor J Langan and seconded by Councillor Mrs M K May*

**PA13/03362 – Station Road, Penryn**

**RESOLVED** that a site visit be requested.

*Proposed by Councillor M Snowdon and seconded by Councillor J Langan*

**PA13/03648 – 8 Vernon Way, Penryn**

**RESOLVED** that the Town Council has no objections

*Proposed by Councillor J Langan and seconded by Councillor J Hodge*

**PA13/02441 and PA13/02453 – Highway Community Centre, Church Road, Penryn**

**RESOLVED** that the applications be fully supported, subject to the Conservation Officer having no objections.

*Proposed by Councillor M Snowdon and seconded by Councillor Mrs M K May*

**PA13/03737 – 2 Dunvegan Road, Penryn**

**RESOLVED** that the planning application be fully supported.

*Proposed by Councillor M Snowdon and seconded by Councillor J Langan*

**7. DECISION NOTICES**

The list of decision notices was noted.

There being no further business the meeting was declared closed at 8.55 p.m.

**Chairman**



## PENRYN TOWN COUNCIL

**PLANNING COMMITTEE**

**15 JULY 2013**

### Town and Country Planning Applications

<b>App. No.</b>	<b>Details</b>	<b>Response Deadline</b>	<b>Response</b>
PA13/04120	Mr Graham Parker Land adjacent to 1 Dunstan Close, Penryn TR10 8RY Erection of two dwellings	19/06/13	<i>See attached response</i>  <i>Signed off by Councillors Hulme and Snowden</i>  <i>18/06/13</i>
PA13/02976	Mr and Mrs Paul Caunter Greenlane Farm, Green Lane, Penryn TR10 8QQ Demolition of existing sectional garage and construction of new double garage and annex	27/06/13	<i>No objections.</i>  <i>Signed off by Councillors Hulme and Snowden</i>  <i>18/06/13</i>

<b>App. No.</b>	<b>Details</b>	<b>Response Deadline</b>	<b>Response</b>
PA13/04429	Mr Paul Mundy Brigantine, Lower Market Street, Penryn TR10 8BH Conservation area consent for demolition of bungalow and garage in connection with proposed erection of 12 no. one bedroom apartments	04/07/13	<i>No objections.</i>  <i>Signed off by Councillors Hulme and Snowden</i>  <i>18/06/13</i>
PA13/04860	Asda Stores Ltd Asda Stores Ltd, Jennings Road, Penryn TR10 9LY Single storey grocery collection canopy within Asda customer car park	09/07/13	
PA13/04861	Asda Stores Ltd Asda Stores Ltd, Jennings Road, Penryn TR10 9LY Advertising Consent: Drive Thru signs around the perimeter of the canopy one metre in height top hung at 4.2 metres, colour teal with white writing to Asda's corporate branding	09/07/13	
PA13/05011	Mr Richard May Hawkins Motors Ltd, Park Garage, Browns Hill, Penryn TR10 8DW Erection of various illuminated fascia signs and a free standing illuminated pylon sign	10/07/13	
PA13/05010	Mr Colin Coade and The Enys Estate Land at Packsaddle, Tremoughdale, Penryn Erection of 12 dwellings (outline with all matters reserved)	10/07/13 (extended to 16/07)	
PA13/05063	Companion Care (Services) Limited Former Speedy Hire, Falmouth Road, Penryn Creation of 219 sq. m of mezzanine floorspace to be used for retail and/or an ancillary pet care and treatment facility	15/07/13	

App. No.	Details	Response Deadline	Response
PA13/05310	Mr and Mrs Spencer 25 Woodland Avenue, Penryn TR10 8PG Proposed extension and alterations to an existing domestic dwelling to include decking	23/07/13	
PA13/05715	Mr Derek Raspison 4 Chapel Lane, Penryn TR10 8LP Replacement windows	22/07/13	
PA13/05847	Mr and Mrs Craig Browner 4 Kernick Road, Penryn TR10 8NW Loft conversion to incorporate front dormer and rear rooflight	25/07/13	



*The Town Council can not support this application in its current form, mainly due to the proximity and the siting of the proposed dwellings being so near to the existing dwellings on either side, albeit one being owned by the applicant. The rear amenity space of 9 Calver Close will, in the Town Council's view, be severely affected by the height of proposed dwellings. The proposed development will give a feeling of enclosing it and be overbearing and it will surely affect natural light and their enjoyment of what is essentially the owners' main outside amenity space/area. This proposal is considered by the Town Council to be a form of overdevelopment due to these observations.*



## PENRYN TOWN COUNCIL

**PLANNING COMMITTEE**

**15 JULY 2013**

### Decision Notices

<b>App. No.</b>	<b>Details</b>	<b>Decision</b>	<b>Decision Date</b>	<b>Council's Observation</b>
PA13/01678	Bath Row Developments Ltd Former Cornwall Motor Auctions Site, Station Road, Penryn TR10 8HF Variation of condition 2 attached to decision notice C1/PA01/0797/09/M (erection of six blocks of 3 and 4 storey accommodation to form 231 student units, two warden flats office, laundry and associated works sites) to allow use during the 11 weeks of summer by academies other than those solely connected with combined university	Approved	24/05/13	Penryn 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.

<b>App. No.</b>	<b>Details</b>	<b>Decision</b>	<b>Decision Date</b>	<b>Council's Observation</b>
PA13/02624	Mr Antony Clarke Land adjacent to Lee House, Station Road, Penryn TR10 8HF Outline application for two bedroom dwelling	Refused	06/06/13	No objections in principle, however we feel a new pedestrian access being created on to a public walkway (on station steps) could lead to an increased chance of crime No provision of a turning space - which would require vehicles to reverse in or out of the parking area on to what is a very busy road.
PA13/03362	Mr Anthony Clarke Station Road, Penryn TR10 8HF Outline planning for residential development	Withdrawn	12/06/13	No comment.
PA13/03648	Mrs M Ward 8 Vernon Way, Penryn TR10 8SJ Proposal to build an additional family room above the existing detached single story double garage, accessed via an external stair to the rear of the property	Refused	12/06/13	No objections.
PA13/03737	Mr S Rowe 2 Dunvegan Road, Penryn TR10 8HJ Proposed side extension to replace existing carport and widening of existing driveway	Approved	17/06/13	Fully supported.
PA13/04021	Mr Robert Edney 35 Woodland Avenue, Penryn TR10 8PG Proposed storm porch to front elevation	Approved	21/06/13	Fully supported.

<b>App. No.</b>	<b>Details</b>	<b>Decision</b>	<b>Decision Date</b>	<b>Council's Observation</b>
PA13/02441	Mr David Ward Highway Community Centre, Church Road, Penryn TR10 8DA Advertisement consent for replacement of existing pole mounted Old School Antiques sign with new pole mounted sign showing community centre location and supported projects	Approved	25/06/13	Fully supported, subject to the Conservation Officer having no objections.
PA13/02453	Mr David Ward Highway Community Centre, Church Road, Penryn TR10 8DA Listed building consent for alteration of sign attached to building (currently advertising Old School Antiques and signposting car park - new sign identifies community centre location and supported projects)	Approved	25/06/13	Fully supported, subject to the Conservation Officer having no objections.
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	Approved	28/06/13	See response below.
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	Approved	28/06/13	See response below.

<b>App. No.</b>	<b>Details</b>	<b>Decision</b>	<b>Decision Date</b>	<b>Council's Observation</b>
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	Approved	28/06/13	See response below.

### **PA12/05691**

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.

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