

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 15 JULY 2013
AT 7.30 P.M. IN THE COUNCIL CHAMBER, TOWN HALL, PENRYN

Councillors: M Snowdon (Chairman)

D Garwood, Mrs G A Grant, W J Hodge, Mrs C Hutchings, G C Rickard, C S F Smith
and E L Wilkes

8. APOLOGIES

Apologies for absence were received on behalf of Councillors Mrs M V Bennett, K S Green, Mrs B Hulme, Mrs M K May, M J Mullins and Mrs S Peters.

9. DECLARATIONS OF INTEREST

Councillor C S F Smith declared a non-registrable interest in Agenda No. 5, Application PA13/05063 (Former Speedy Hire, Falmouth Road) as he was acquainted with the landowner. However, having been considered under delegated powers prior to the meeting due to deadline constraints, the application was not discussed during the meeting. Councillor C S F Smith also requested that it be noted that he had practiced locally as an architect before retiring some years before.

10. MINUTES OF THE MEETING HELD ON 20 MAY 2013

RESOLVED that Minute Nos. 1 to 7 of the meeting of the Planning Committee held on 20 May 2013 be approved and signed by the Chairman as a correct record.

Proposed by Councillor Mrs G A Grant and seconded by Councillor D Garwood

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

The Chairman called for nominations for Vice-Chairman for the civic year 2013/14.

RESOLVED that Councillor E L Wilkes be re-elected Vice-Chairman of the Planning Committee for the ensuing civic year.

Proposed by Councillor G C Rickard and seconded by M Snowdon

Councillor E L Wilkes thanked Councillors for his re-election.

12. TOWN AND COUNTRY PLANNING APPLICATIONS

The Chairman advised that application Nos. PA13/04860 (Asda Stores Ltd, Jennings Road), PA13/04861 (Asda Stores Ltd, Jennings Road), PA13/05011 (Hawkins Motors Ltd, Park Garage, Browns Hill) and PA13/05063 (Former Speedy Hire, Falmouth Road) had all been considered under delegated powers prior to the meeting due to deadline constraints and that the Town Council had responded with no objections.

PA13/05010 – Land at Packsaddle, Tremoughdale, Penryn

RESOLVED that it is the view of Penryn Town Council that very little or anything has changed since the withdrawal of the previous application in relation to access to the site, and the access remains inadequate with poor visibility on a single track lane near a bend in the road. This is a particular concern given that the road is used extensively by riders from the nearby equestrian centre. It is not felt that the addition of a pedestrian footway on site is sufficient to address these issues. In addition, following recent changes to the draft Cornwall Local Plan, in which Policy 8 requires a contribution to affordable housing on all new housing schemes with a net increase of two units or more, it is felt that a feasibility study should be required to determine whether an element of affordable housing can be included. In regard to this, it is noted that the applicant's design and access statement, paragraph 2.1, states that 'A Cornwall Local Plan Consultation Draft was published in March 2013 but no weight as yet can be afforded to the policies within it.' However, in paragraph 2.5, final bullet point, the applicant relies on the Falmouth and Penryn Town Framework, a part of the Cornwall Local Plan which is even further away from being adopted, in stating that 'the southern part of the area (including the application site) offers potential growth opportunity'. Whilst the Town Council acknowledges this and does not object to the principle of development on the site, subject to the comments above, it is felt that it is contradictory to rely on the Town Framework whilst discounting the Local Plan.

Proposed by Councillor E L Wilkes and seconded by Councillor D Garwood

PA13/05310 – 25 Woodland Avenue, Penryn

RESOLVED that the Town Council has no objections.

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

PA13/05715 – 4 Chapel Lane, Penryn

RESOLVED that the application be fully supported.

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

PA13/05847 – 4 Kernick Road, Penryn

RESOLVED that the Town Council has no objections.

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

13. DECISION NOTICES

The list of decision notices was noted.

There being no further relevant business the meeting was declared closed at 7.40 p.m.

Chairman