



PENRYN TOWN COUNCIL

NOTICE IS HEREBY GIVEN THAT AN EXTRAORDINARY MEETING OF PENRYN TOWN COUNCIL PLANNING COMMITTEE WILL BE HELD ON **MONDAY 19 AUGUST 2013 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 OF THE MEETING HELD ON 15 JULY 2013**

To approve and sign as a correct record Minutes numbered 8 to 13 of the meeting of the Planning Committee held on 15 July 2013 [Pages 1-2]

4. **TOWN AND COUNTRY PLANNING APPLICATIONS**

To consider the Planning Applications submitted for observations [Pages 3-4]

5. **DECISION NOTICES**

To receive Town and Country Planning Act Decisions of the Local Planning Authority [Pages 5-9]

Councillors: M Snowden (Chairman)

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

22. 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 Snowden

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



PENRYN TOWN COUNCIL

PLANNING COMMITTEE

19 AUGUST 2013

Town and Country Planning Applications

App. No.	Details	Response Deadline	Response
PA13/05790	Mr and Mrs Martin 12 Poltair Road, Penryn TR10 8PB Alterations to roof, insertion of dormer and roof windows. New bay window and entrance canopy.	31/07/13	<i>Subject to the use of obscured glazing in the dormer windows of the two ensuite facilities, the Town Council has no objections.</i> <i>Signed off by Councillors Snowdon and Wilkes 23/07/13</i>
PA13/06236	Mrs P Warren 14 Kernick Park, Kernick, Penryn TR10 9DB Repositioning of flue	02/08/13	<i>No objections.</i> <i>Signed off by Councillors Snowdon and Wilkes 23/07/13</i>

App. No.	Details	Response Deadline	Response
PA13/06866	The University of Exeter Tremough Campus, Tremough, Penryn TR10 9EZ Erection of a new laboratory and research facilities (reserved matters application following outline permission for the appearance, massing, layout and landscaping)	21/08/13	
PA13/05898	Mr D Carlton-Barnes 67 Glasney Place, Penryn TR10 8LL Erection of two storey extension for relative	22/08/13	
PA13/05948	Mr A Stok 15 St Gluvias Street, Penryn TR10 8BL Replacement windows	26/08/13	
PA13/06665	Mr C Naylor 34- 36 Truro Lane, Penryn TR10 8BW Remove concrete finlock guttering and create PVCU fascia and guttering and replace four PVCU double glazed windows to first floor	27/08/13	



PENRYN TOWN COUNCIL

PLANNING COMMITTEE

19 AUGUST 2013

Decision Notices

App. No.	Details	Decision	Decision Date	Council's Observation
PA13/04204	Pets At Home Former Speedy Hire, Falmouth Road, Penryn TR11 2SE New retail signage	Approved	08/07/13	No objections.
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. 1 bedroom apartments	Approved	08/07/13	No objections.
PA13/03592	Mr Paul Mundy Brigantine, Lower Market Street, Penryn TR10 8BH Extension of time for implementation of PA01/0107/10/M (Demolition of existing bungalow and outbuildings including garage and erection of 12 no. 1 bedroom apartments)	Approved	10/07/13	No objections.

App. No.	Details	Decision	Decision Date	Council's Observation
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	Approved	18/07/13	No objections.
PA13/04860	Asda Stores Ltd Asda Stores Ltd, Jennings Road, Penryn TR10 9LY Single storey grocery collection canopy within ASDA customer car park	Approved	22/07/13	No objections.
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	Approved	22/07/13	No objections.
PA13/04861	Asda Stores Ltd Asda Stores Ltd, Jennings Road, Penryn TR10 9LY Advertisement consent for 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	Approved	23/07/13	No objections.

App. No.	Details	Decision	Decision Date	Council's Observation
PA11/03515	Sainsbury's Supermarkets Ltd Land Off Falmouth Road, Ponsharden, Falmouth TR11 2SD Erection of foodstore, petrol filling station and associated development	Approved	03/04/12	Penryn Town Council is generally in support of the proposals to provide additional shopping opportunities for residents and visitors and eliminating a long unused site. Council is keen to capitalise on the opportunity to include a capital contribution to support enhancement of public realm areas in Penryn. Council requests the opportunity to be involved with S106 as negotiations develop. Proposer: T. Wilkes Seconder: G. Grant
PA13/03246	Walker Developments Land off Kernick Road, Penryn Construction of a new veterinary practice/office development with associated access, parking, servicing landscaping and an outline planning application for the erection of an office for B1 use	Approved	25/07/13	Fully support subject to residents' noise pollution concerns being addressed.
PA13/05310	Mr and Mrs Spencer 25 Woodland Avenue, Penryn TR10 8PG Proposed extension and alterations to an existing domestic dwelling to include decking	Approved	02/08/13	No objections.
PA13/05715	Mr Derek Raspison 4 Chapel Lane, Penryn , TR10 8LP Replacement windows	Approved	02/08/13	Fully supported.

App. No.	Details	Decision	Decision Date	Council's Observation
PA13/05847	Mrs P Warren 14 Kernick Park, Kernick, Penryn TR10 9DB Repositioning of flue	Approved	02/08/13	No objections.

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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