



PENRYN TOWN COUNCIL

YOU ARE HEREBY SUMMONED TO A MEETING OF PENRYN TOWN COUNCIL'S PLANNING COMMITTEE TO BE HELD ON **MONDAY 25 NOVEMBER 2013 AT 8.00 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. PUBLIC PARTICIPATION

An opportunity for members of the public to address the Town Council concerning matters on the agenda. Members of public who wish to speak should contact the Town Clerk by 5.00 p.m. on Thursday 21 November to register. For full details of procedures for public speaking at Council meetings, please visit the Town Council's website, www.penryntowncouncil.co.uk, click on the link below, or visit the Town Council offices and request a copy:

[Protocol for Public Speaking at Council Meetings](#)

4. MINUTES

To approve and sign as a correct record Minutes numbered 24 to 29 of the meeting of the Planning Committee held on 21 October 2013 [Pages 1-2]

5. TOWN AND COUNTRY PLANNING APPLICATIONS

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

6. DECISION NOTICES

To receive Town and Country Planning Act Decisions of the Local Planning Authority [Pages 4-6]

Councillors: E L Wilkes (Vice-Chairman) (in the Chair)

N S Ferris, D Garwood, W J Hodge, Mrs B Hulme, Mrs C Hutchings, Mrs M K May and Mrs S Peters

24. APOLOGIES

Apologies for absence were received on behalf of Councillors Mrs M V Bennett (ill), Mrs G A Grant (away), K S Green (work), J Langan (work), G C Rickard (ill), C S F Smith (away) and M Snowdon (away).

25. DECLARATIONS OF INTEREST

There were no declarations of interest.

26. PUBLIC PARTICIPATION

The Town Clerk advised that no requests had been received from members of the public wishing to speak at the meeting.

27. MINUTES

RESOLVED that Minute Nos. 14 to 18 of the extraordinary meeting of the Planning Committee held on 19 August 2013 be approved and signed by the Chairman as a correct record.

Proposed by Councillor Mrs B Hulme and seconded by Councillor Mrs S Peters

RESOLVED that Minute Nos. 19 to 23 of the meeting of the Planning Committee held on 16 September 2013 be approved and signed by the Chairman as a correct record.

Proposed by Councillor Mrs S Peters and seconded by Councillor W J Hodge

Councillor Mrs M K May advised that in relation to Application No. PA13/07416 (Tremough Campus, Tremough, Penryn), the applicant was revisiting the amount of cladding included in the design and had undertaken to investigate any noise issues arising from the proposal.

28. TOWN AND COUNTRY PLANNING APPLICATIONS

PA13/08175 - 18 Woodland Avenue, Penryn

The Vice-Chairman advised that a decision on the above application had been deferred pending further discussions with the applicant, following an earlier site meeting with

the case officer and the Local Member.

PA13/08320 – 11 Dunvegan Road, Penryn

RESOLVED that the application be fully supported.

Proposed by Councillor N S Ferris and seconded by Councillor W J Hodge

PA13/08284 – 88 Bohelland Road, Penryn

RESOLVED that the application be fully supported.

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

PA13/08946 – 8 Vernon Way, Penryn

Concerns were raised regarding the possibility of the proposed extension causing unacceptable overshadowing of the neighbouring dwelling and it was suggested that a site visit to investigate the issue would be beneficial.

RESOLVED that authority be delegated to the Town Clerk, in consultation with the Chairman and Vice-Chairman of the Planning Committee, to submit the Town Council's response to the planning application, following a site visit to determine the likelihood of overshadowing of the neighbouring dwelling.

Proposed by Councillor N S Ferris and seconded by Councillor E L Wilkes

29. DECISION NOTICES

The Town Clerk advised that Application No. PA13/01835 (Jimmy May Scrap Metal Ltd, Car Breaking Depot, Busvannah, Penryn) had been approved following an appeal by the applicant. 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

25 NOVEMBER 2013

Town and Country Planning Applications

App. No.	Details	Response Deadline	Response
PA13/09511	Mr and Mrs Simon Cooper 20 Kernick Road, Penryn TR10 8NT Erection of a single storey extension	07/11/13	<i>No objections.</i> <i>Signed off by Councillors Snowdon and Wilkes 07/11/13</i>
PA13/09733	Mr W Nancholas 24 Bronescombe Close, Penryn TR10 8LE Raised decking area west side elevation of house	27/11/13	
PA13/09599	Mrs Trudy German Gateways, West End, Penryn TR10 8HE Proposed dormer, single and double storey extensions at rear of house to replace existing single storey extension and conversion of existing family home to two self contained flats for family use	28/11/13	



PENRYN TOWN COUNCIL

PLANNING COMMITTEE

25 NOVEMBER 2013

Decision Notices

App. No.	Details	Decision	Decision Date	Council's Observation
PA13/07488	Mr E Jeffery Unit 17 and Unit 18, Kernick Business Park, Annear Road, Penryn TR10 9EW Change of use of Unit 18 B1(c)/B8 with ancillary retail (A1) to retail (A1). Retention of Unit 17 as retail (A1)	Refused	11/10/13	No objections.
PA13/05010	Mr Colin Coade and The Enys Estate Land at Packsaddle, Tremoughdale, Penryn Erection of 12 dwellings (outline with all matters reserved)	Approved	25/10/13	See comments below.
PA13/08320	Mrs and Mrs Barnes 11 Dunvegan Road, Penryn TR10 8HJ Proposed replacement detached garage with family annexe above including dormer windows and rooflights	Approved	25/10/13	Fully supported.

App. No.	Details	Decision	Decision Date	Council's Observation
PA13/07829	Mr Gerald Thomas Land adjacent to 51 Woodland Avenue, Penryn TR10 8PG Outline application: New dwelling	Approved	06/11/13	The Town Council has no objection to the principle of development on this site, however, the current outline proposal is unacceptable due its overbearing nature on the host property and the excessive ridge height which is incongruous with the surrounding streetscape.
PA13/08284	Mr Brian John Terry 88 Bohelland Road, Penryn TR10 8DY Single storey extension to the gable end of property	Approved	06/11/13	Fully supported.
PA13/07988	Mr Robert Davis Roberts Salon, West End, Penryn TR10 8HE Change of use from A1 (shops) into C3 (dwelling house) to create two additional residential units	Approved	07/11/13	No objections.

PA13/05010 – Land at Packsaddle, Tremoughdale

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.