



PENRYN TOWN COUNCIL

NOTICE IS HEREBY GIVEN OF A MEETING OF PENRYN TOWN COUNCIL'S PLANNING COMMITTEE TO BE HELD ON **MONDAY 16 NOVEMBER 2015 AT 7.00 PM IN THE COUNCIL CHAMBER, PENRYN TOWN HALL, PENRYN** for the transaction of the undermentioned business.

Michelle Darcy

Town Clerk

AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

3. DISPENSATIONS

To consider requests for dispensations in relation to declarations of interest

4. 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 Monday 16 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](#)

PLEASE NOTE: This meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media or members of the public. Please be aware that whilst every effort is taken to ensure that members of the public are not filmed, we cannot guarantee this, especially if you are speaking or taking an active role.

5. MINUTES

To approve and sign as a correct record minutes of the meeting of the Planning Committee held on 20 July 2015 [Pages 3–4]

6. PRE-APPLICATION PRESENTATION

A presentation from John Bignell, Director, APG Architecture and Ken Johnson, Director of Estates, Falmouth University on proposals for student accommodation at Packsaddle Hill

7. PLANNING APPLICATIONS

To consider planning applications submitted for observations [Pages 5–9]

8. DECISION NOTICES

To note the planning decisions of the Local Planning Authority [Pages 10–15]

Councillors: C S F Smith (Chairman)
Mrs M V Bennett, Mrs G A Grant, Mrs B Hulme, J Langan, Mrs M K May,
R P Mitchell, M J Mullins, M Snowdon, C K Wenmoth and E L Wilkes

16. APOLOGIES

Apologies for absence were received on behalf of Councillors D Garwood (away), K S Green (work), Mrs S Peters (work) and G K Rickard (ill).

17. DECLARATIONS OF INTEREST

There were no declarations of interest.

18. DISPENSATIONS

There were no requests for dispensations.

19. PUBLIC PARTICIPATION

No requests had been received from members of the public wishing to speak at the meeting.

20. MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 15 June 2015 be approved and signed by the Chairman as a correct record.

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

21. TOWN AND COUNTRY PLANNING APPLICATIONS

PA15/05519 - 25 Bronescombe Close

The Town Clerk advised that since publication of the agenda, she had submitted no objections to the application in consultation with the Chairman and Vice-Chairman of the Planning Committee.

PA15/04301 - Office adjacent to Eastwood Farm, Eastwood Road

The Town Clerk advised that since publication of the agenda the application had been deemed invalid by Cornwall Council and had been withdrawn.

PA15/05756 - Cottage 2, The Old Police Station, Commercial Road

RESOLVED that the Town Council has no objections.

Proposed by Councillor M J Mullins and seconded by Councillor J Langan

PA15/05832 – Eastwood Park, Eastwood Road

RESOLVED that delegated authority be granted to the Town Clerk to submit a response of no objections to the application, subject to confirmation that the stonework on the gable ends is to be retained.

Proposed by Councillor E L Wilkes and seconded by Councillor Mrs M V Bennett

PA15/06162 – Trevern, West End

RESOLVED that the Town Council has no objections.

Proposed by Councillor M J Mullins and seconded by Councillor Mrs M K May

PA15/06033 – 5 Mutton Row

RESOLVED that the Town Council has no objections.

Proposed by Councillor M J Mullins and seconded by Councillor J Langan

22. DECISION NOTICES

The list of decision notices was noted.

There being no further relevant business the meeting was declared closed at 7.45 p.m.

Chairman



PENRYN TOWN COUNCIL

PLANNING COMMITTEE

16 NOVEMBER 2015

Town and Country Planning Applications

App. No.	Details	Response Deadline	Response
PA15/06919	Mr and Mrs Andrew Robertson 4 The Park, Kernick Road, Penryn TR10 8NL Proposed extension and internal alteration to create a shelf contained annexe. The additional space has been designed for applicants' parents and wheelchair use.	17/08/15	<i>No objections. Signed off by Councillors Langan and Smith 05/08/15</i>
PA15/06637	Mr Paul Bray 19 Higher Market Street, Penryn TR10 8ED Listed building consent for stud work wall attached to the floor and ceiling of living area, new boiler, radiators and electricity switchboard	20/08/15	<i>No objections. Signed off by Councillors Langan and Smith 05/08/15</i>
PA15/06138	Mr Henk Wiekens Trelawney, Truro Hill, Penryn TR10 8GD Construction of detached greenhouse, garage and pool building	27/08/15	<i>No objections. Signed off by Councillors Langan and Snowdon 10/09/15</i>

App. No.	Details	Response Deadline	Response
PA15/07511	Mr Ian Barnes 11 Dunvegan Road, Penryn TR10 8HJ Proposed improvements to existing access and off road parking area	17/09/15	<i>No objections.</i> <i>Signed off by Councillors Langan and Smith 10/09/15</i>
PA15/07748	Mr and Mrs R P Miller 152 Little Oaks, Penryn, TR10 8QF Erection of a two storey extension	25/09/15	<i>No objections.</i> <i>Signed off by Councillors Langan and Smith 25/09/15</i>
PA15/06756	Ms Susan Burns 1 Bohelland Road, Penryn TR10 8DX Erection of annexe, new garage and alteration to driveway ancillary to the main house	30/09/15	<i>No objections.</i> <i>Signed off by Councillors Langan and Smith 29/09/15</i>
PA15/08514	Mr John Bole 40 Green Lane, Penryn TR10 8QJ Extension to single storey dwelling	02/10/15	<i>No objections.</i> <i>Signed off by Councillors Langan and Smith 29/09/15</i>
PA15/07741	G James and Mr R James Old Telephone Exchange, 97 Helston Road, Penryn TR10 8NH Conversion and extension of existing dwelling to provide accommodation (ten self-contained units)	08/10/15	<i>See attached.</i> <i>Council 05/10/15</i>
PA15/08468	Mr R Cummings 41 Old Well Gardens, Penryn TR10 9LF Proposed first floor extension over existing garage	13/10/15	<i>No objections.</i> <i>Council 05/10/15</i>
PA15/07479	Mr Kevin Webber Trelawney Place, West Street, Penryn TR10 8HB Retention of air source AC unit to front of property	16/10/15	

App. No.	Details	Response Deadline	Response
PA15/08588	Sharon Pellow and John Courage 11 Saracen Crescent, Penryn TR10 8PU Proposed ground floor bedroom extension including ensuite shower room	21/10/15	<i>No objections.</i> <i>Signed off by Councillors Langan and Smith 22/10/15</i>
PA15/08373	Mr J Hepworth 96 Helston Road, Penryn TR10 8NG Listed building consent for the installation of gas central heating system	02/11/15	<i>No objections.</i> <i>Signed off by Councillors Langan and Smith 22/10/15</i>
PA15/08778	Mr Matt Searle 7 Bella Vista Gardens, Truro Hill, Penryn TR10 8AN Variation of condition 2 (regarding access from North of the site to Truro Hill) decision notice PA13/10888 (approval of reserved matters for the erection of a dwelling) to allow pedestrian access	02/11/15	<i>The Town Council has no objection to the principle of a pedestrian access from the private road immediately to the north of the site, subject to a restriction to the width of the access to prevent vehicular access.</i> <i>Signed off by Councillors Langan and Smith 22/10/15</i>
PA15/09128	Mr Tim Cooke The Old Falmouth Chandlers, Commercial Road, Penryn TR10 8AQ This proposal is for the addition of a retail mezzanine floor entirely within the existing property	03/11/15	<i>No objections.</i> <i>Signed off by Councillors Langan and Smith 22/10/15</i>
PA15/09304	Mr David Ward Old School Building, Church Road, Penryn TR10 8DA Listed building consent: replace existing substandard roof lights with conservation type rooflights	05/11/15	<i>No objections.</i> <i>Signed off by Councillors Langan and Snowdon 22/10/15</i>

App. No.	Details	Response Deadline	Response
PA15/09465	Mr Paul Bray The Annexe, 19 Higher Market Street, Penryn TR10 8ED Certificate of lawfulness existing use: use of annexe as an independent separate dwelling	12/11/15	
PA15/09495	Ms S Bowler 25 Penvale Crescent, Penryn, TR10 8QZ Erection of a single storey log cabin	16/11/15	
PA15/09642	Mr and Mrs Snowdon 15 Broad Street, Penryn TR10 8JH Proposed construction of end terrace cottage with amenity area	24/11/15	

PA15/07741 – Old Telephone Exchange, 97 Helston Road, Penryn TR10 8NH

The Town Council has no objection to the principle of development on this site, but objects to the current proposal for the following reasons:

- (a) the proposal will result in a cramped form of development, almost doubling the size of the property and increasing the capacity for student accommodation threefold and leaving insufficient amenity space for 24 occupants;
- (b) the two-storey front extension will have an overbearing impact on the neighbouring residence at 4 Park Wise;
- (c) extending the property at the front will bring its frontage closer to the road causing overlooking of the dwellings on the opposite side of Helston Road; and
- (d) the potential for noise pollution from the property can only be exacerbated by increasing the number of residents to 24 and it should be noted that there are a number of listed buildings in the vicinity who are unable to take the usual measures of installing double or triple glazing to mitigate this.

In addition, should Cornwall Council be minded to approve the application, the Town Council requests that urgent consideration is given to a pedestrian crossing on Helston Road to enable pedestrians to cross from both the dwelling itself and from Saracen Way in order to safely reach the pedestrian crossing at Station Road.



PENRYN TOWN COUNCIL

PLANNING COMMITTEE

16 NOVEMBER 2015

Decision Notices

App. No.	Details	Decision	Decision Date	Council's Observation
PA15/04729	Ms Rebecca Westlake 48 Woodland Avenue, Penryn TR10 8PG Revisions to application PA14/01113 and conversion of garage into bedroom	Approved	15/07/15	No objections.
PA15/04196	Persimmon Homes Round Ring Gardens, Penryn Various tree works	Approved	16/07/15	The Town Council supports the Tree Officer's recommendations.
PA15/05519	Mr and Mrs Brookes 25 Bronescombe Close, Penryn TR10 8LE Extensions to dwelling	Approved	16/07/15	No objections.

App. No.	Details	Decision	Decision Date	Council's Observation
PA15/02381	Mr and Mrs Crichton-Tomlinson 7 Hill Head, Penryn TR10 8JU Proposed rear ground and first floor extension	Approved	21/07/15	The Town Council supports the principle of the development but has concerns regarding the access to the parking space on a busy corner bearing in mind the retention of the wall in the location of the existing road sign, which it is felt will make entering and exiting the parking area very difficult.
PA15/02860	Mr Andy Fudge Land at Packsaddle, Tremoughdale, Penryn Reserved matters application following outline approval with all matters reserved PA13/05010 (erection of 12 dwellings)	Approved	23/07/15	The Town Council has concerns regarding potential overlooking of the neighbouring property from the proposed flats and potential harm to tree roots during the formation of the footpath. Subject to sufficient mitigation to address these concerns, the Town Council has no objections to the proposed development.

App. No.	Details	Decision	Decision Date	Council's Observation
PA15/06162	Mr White Trevern, West End, Penryn TR10 8HE Loft conversion, thermal upgrade of roof	Approved	03/08/15	No objections.
PA15/05756	Mr Greg and Mrs Claudia Rees Cottage 2, The Old Police Station, Commercial Road, Penryn TR10 8AG Replace wooden windows with double glazed UPVC	Approved	10/08/15	No objections.
PA15/06919	Mr and Mrs Andrew Robertson 4 The Park, Kernick Road, Penryn TR10 8NL Proposed extension and internal alteration to create a shelf contained annexe. The additional space has been designed for applicants parents and wheelchair use.	Approved	19/08/15	No objections.
PA15/06033	Mr Richard Emblin 5 Mutton Row, Penryn TR10 8EZ Replace wooden and aluminium windows and doors with some wooden with UPVC, double glazed windows and doors	Approved	20/08/15	No objections.
PA15/06145	Mr John Cervenka Falmouth Marina, Falmouth TR11 2TD Proposed construction of a fixed jib crane and foundations adjacent to drystack pontoons	Approved	25/08/15	No objections.

App. No.	Details	Decision	Decision Date	Council's Observation
PA15/05832	Mr Williams Eastwood Park, Eastwood Road, Penryn TR10 8LA Proposed demolition and reconstruction of existing workshop and replacement roof of adjoining workshop	Approved	03/09/15	Penryn Town Council welcomes the proposal in principle as an improvement to the area, but objects to the removal of the original stonework on the east gable end.
PA15/06637	Mr Paul Bray 19 Higher Market Street, Penryn TR10 8ED Listed building consent for stud work wall attached to the floor and ceiling of living area, new boiler, radiators and electricity switchboard	Approved	14/09/15	No objections.
PA15/07511	Mr Ian Barnes 11 Dunvegan Road, Penryn TR10 8HJ Proposed improvements to existing access and off road parking area	Approved	21/09/15	No objections.
PA15/06138	Mr Henk Wiekens Trelawney, Truro Hill, Penryn TR10 8GD Retention of the retrospective construction of detached greenhouse, garage and pool building	Approved	22/09/15	No objections.
PA15/03584	Mr Anthony Clarke Land adjacent to Lee House, Station Road, Penryn TR10 8HF Construction of a two bedroom house	Approved	25/09/15	No objection to the application subject to the Highways Officer being satisfied with regard to the safety of the access.

App. No.	Details	Decision	Decision Date	Council's Observation
PA15/06456	Ms Susan Burns 1 Bohelland Road, Penryn TR10 8DX Erection of annexe, new garage and alteration to driveway ancillary to the main house	Approved	05/10/15	No objections.
PA15/04791	College Farm, College Hill, Penryn TR10 8LG Variation of Condition 2 of decision notice PA14/00944 (development of 41 residential units, off site highways and drainage works) in order to substitute the approved plans for amended house types	Approved	06/10/15	No objections.
PA15/08514	Mr John Bole 40 Green Lane, Penryn TR10 8QJ Extension to single storey dwelling	Approved	07/10/15	No objections.
PA15/07748	Mr and Mrs R P Miller 152 Little Oaks, Penryn, TR10 8QF Erection of a two storey extension	Approved	15/10/15	No objections.
PA15/08468	Mr R Cummings 41 Old Well Gardens, Penryn TR10 9LF Proposed first floor extension over existing garage	Approved	16/10/15	No objections.
PA15/07741	G James and Mr R James Old Telephone Exchange, 97 Helston Road, Penryn TR10 8NH Conversion and extension of existing dwelling to provide accommodation (ten self-contained units)	Refused	03/11/15	See below.

PA15/07741 – Old Telephone Exchange, 97 Helston Road

The Town Council has no objection to the principle of development on this site, but objects to the current proposal for the following reasons:

- (a) the proposal will result in a cramped form of development, almost doubling the size of the property and increasing the capacity for student accommodation threefold and leaving insufficient amenity space for 24 occupants;
- (b) the two-storey front extension will have an overbearing impact on the neighbouring residence at 4 Park Wise;
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In addition, should Cornwall Council be minded to approve the application, the Town Council requests that urgent consideration is given to a pedestrian crossing on Helston Road to enable pedestrians to cross from both the dwelling itself and from Saracen Way in order to safely reach the pedestrian crossing at Station Road.