

Councillors: C S 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, Mrs S Peters, and M Snowdon

---

**60. APOLOGIES**

Apologies were received from Councillors D Garwood (personal), N S Ferris (away), K S Green (work), G C Rickard (personal), C Wenmoth (personal), E L Wilkes (ill).

**61. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**62. DISPENSATIONS**

There were no requests for dispensations.

**63. PUBLIC PARTICIPATION**

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

**64. MINUTES**

**RESOLVED** that the minutes of the meeting of the Planning Committee held on 18 April 2016 be approved and signed by the chairman as a correct record.

*Proposed by Councillor M Snowdon and seconded by Councillor M Mullins*

**65. PLANNING APPLICATIONS**

***PA16/02790 – 15 Green Lane***

The chairman read out two objections that had been submitted online which the committee noted.

**RESOLVED** that the Town Council defers its decision pending a site visit with the local member and residents.

*Proposed by Councillor M J Mullins and seconded by Councillor Mrs B Hulme*

***PA16/03026 – 6 The Park, Kernick Road***

Concerns were raised over the removal of trees at the property after a previous application was withdrawn. The Town Clerk told the committee that she had spoken to the Planning Officer regarding this issue and had been advised that there has been no breach in planning terms. The trees were also not under a Tree Protection Order.

**RESOLVED** that the Town Council defers its decision pending further information regarding the withdrawal of the application followed by the felling of the trees and the subsequent re-submission, and whether any work had already been done towards a tree

survey when the application was withdrawn.

*Proposed by Councillor R P Mitchell and seconded by Councillor J Langan*

## 66. DECISION NOTICES

The list of decision notices was noted.

## 67. PRE-APPLICATION PRESENTATION

A presentation was given by Walker Developments detailing plans of two applications that they plan to submit in the next month. The third site referred to as 'Kernick' was proposed to contain approximately 80 units which would total 310 units across three sites. The plans included a total of 15 acres of open space including allotments that would be accessible to the public and transferred with a dowry to contribute towards the management of the space. This would include links to Argal Reservoir and South West Lakes Trust had been approached with a view to take on this management.

### Hill Head Application

- 6 Hectares with approximately 175 units of housing including 60 affordable
- Includes mixed size of units
- 2 Hectares of open space
- Steep gradient

### College Application

- 6.5 Hectares with approximately 65-70 units of housing including 24 affordable
- Located closest to town centre
- Fairly flat, visibly discreet
- Includes a 10m buffer from woodland, trees and hedges to be retained

Following the presentation questions from Councillors were asked.

**Traffic and Parking** - Issues regarding access and traffic flow were raised. The developer advised that as part of development of the plans the traffic would be directed towards the Hill Head junction and efforts would be made to ease congestion through Eastwood Road and College Hill. In relation to parking the developments would include at least one parking space per unit, with more spaces for larger properties. There would also be some on street parking.

**Section 106 Contributions** - With regard to section 106 contributions to local infrastructure the developer was waiting for a response from Penryn Surgery as to whether they would be considering relocating to a larger building towards the outskirts of the town based near the Kernick development.

**Affordable Housing** - The number of affordable housing units included in the developments would be 35% of the total number of units, in line with government policy. On being asked how confident they were that they would achieve that number, the developer said they were very confident on both schemes.

**Open Space** - The 15 acres of open space that has been proposed within the development would be managed by an organisation or body such as South Lakes Trust or Cornwall Council. Councillor J Langan expressed that the developer should approach the Town Council with regard to taking on this management to ensure maximum usage of the land. Visual Impact Assessments were still being carried out which could yet change the areas identified by the developer to build on. Answering a question from Councillor R P Mitchell, the developer advised that there would be access to all of the ecological data collected once the application had been submitted. Hedgerows would be retained where possible and a 10 metre buffer zone would be kept from the woodland. Ecological impact would also be assessed once the planning application had been submitted and measures taken to mitigate

any impact.

Councillors M Snowdon and Mrs M K May raised grave concerns relating to the building on the lower fields of the Hill Head site. The Town Council had previously requested that these fields be removed from the application.

The Chairman thanked Walker Developments for attending the meeting.

There being no further business the meeting was closed at 8.30 p.m.

Chairman