



PENRYN

Town Council

YOU ARE HEREBY SUMMONED TO A MEETING OF THE PLANNING COMMITTEE TO BE HELD ON **TUESDAY 5 JULY 2016 AT 7.00 P.M. IN THE COUNCIL CHAMBER, TOWN HALL, PENRYN** FOR THE TRANSACTION OF THE UNDERMENTIONED BUSINESS.

Michelle Darcy

Town Clerk
28 June 2016

PLANNING COMMITTEE AGENDA

- 1. APOLOGIES**
- 2. DECLARATIONS OF INTEREST**
- 3. DISPENSATIONS**
- 4. PUBLIC PARTICIPATION**

An opportunity for members of the public to address the Committee concerning matters on the agenda. Members of public who wish to speak should contact the Town Clerk by 12.00 p.m. on Tuesday 5 July 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. ELECTION OF VICE-CHAIRMAN**
To elect a Vice-Chairman for the civic year 2016-2017

6. PLANNING APPLICATIONS

To consider planning applications submitted for observations [Pages 3–4]

7. DECISION NOTICES

To note the planning decisions of the Local Planning Authority [Pages 5–8]

8. CORNWALL HARBOURS BOARD – DRAFT DREDGING POLICY

To consider a response to a consultation from the Cornwall Harbours Board on a draft Dredging Policy [Pages 9–18]

9. REPORT FROM THE CHAIRMAN OF THE NEIGHBOURHOOD PLAN STEERING GROUP

To receive an update report from the Chairman of the Neighbourhood Plan Steering Group

Membership:

Councillor C S F Smith (Chairman)

Councillor Mrs M V Bennett

Councillor N S Ferris

Councillor D Garwood

Councillor Mrs G A Grant

Councillor J Langan

Councillor R P Mitchell

Councillor M J Mullins

Councillor Mrs S Peters (*ex officio* Deputy Mayor)

Councillor G C Rickard

Councillor M Snowdon (*ex officio* Town Mayor)

Councillor E L Wilkes



PLANNING COMMITTEE

5 JULY 2016

Planning Applications

App. No.	Details	Response Deadline	Response
PA16/05536	Mrs Christine Henderson 4 Poltair Meadow, Penryn Proposed ground floor extension	11 July 2016	
PA16/05324	Mr N Lake, Lake Inns Leisure Land adjacent 8 New Street, Penryn Erection of a block of four new flats	12 July 2016	
PA16/05315	Messrs R & G James Old Telephone Exchange Helston Road Penryn Conversion and extension of existing dwelling to provide 8 self-contained residential units	13 July 2016	
PA16/05497	Mr David Sturgeon Lloyds Banking Group 25 Higher Market Street, Penryn Listed Building Consent: Proposed removal of fascia sign, hanging projecting sign and branch name plaque	18 July 2016	

App. No.	Details	Response Deadline	Response
PA16/04723	Mr Paul Mundy Brigantine, Lower Market Street, Penryn Four new student houses	19 July 2016	



PENRYN

Town Council

PLANNING COMMITTEE

5 JULY 2016

Decision Notices

App. No.	Details	Decision	Decision Date	Council's Observation
PA15/09642	Mr and Mrs Snowdon 15 Broad Street, Penryn TR10 8JH Proposed construction of end terrace cottage with amenity area	Approved	17/03/16	No objections
PA16/01198	Mr Tony Howard 11 Treverbyn Rise, Penryn TR10 8RA Single storey rear extension and loft conversion incorporating a dormer window to the rear	Approved	04/04/16	No objections
PA15/10850	Mr Nigel Hodgson Offices Adj To Eastwood Farm, Eastwood Road, Penryn The conversion of the existing building from offices to residential usage	Approved	13/04/16	No objections

App. No.	Details	Decision	Decision Date	Council's Observation
PA16/02323	Mrs Victoria Cooper 41 Bohill, Penryn TR10 8JG Repair of external rear wall rendering and repointing of chimney stack. Repainting each side of the house. Flat velux window to be installed on the rear elevation	Approved	09/05/16	No objections
PA16/03090	Mr and Mrs A and J Peck 6 Greenwood Crescent, Penryn TR10 8RE Proposed extension	Approved	09/05/16	No objections
PA15/10579	T J Morris LTD Land off Kernick Road, Jennings Road, Penryn Demolition of existing buildings and erection of 1no. Retail warehouse (Class A1) along with access, servicing arrangements, car parking, landscaping and associated works	Refused	10/05/16	The Town Council objects to the application on the grounds that the change of use to A1 retail conflicts with policy FP-E1 of the emerging Site Allocations Development Plan Document and Policy 5 of the emerging Cornwall Local Plan.
PA16/02237	Grace Warmington and Joe Havey 1 Praze Meadow, Penryn TR10 8DE Application for outline planning permission with some matters reserved: Replace existing sub-standard bungalow and detached garage with two dwellings	Approved	10/05/16	No objections

App. No.	Details	Decision	Decision Date	Council's Observation
PA16/02001	Mr David Tonkin Land to rear of 6A/6B West End, Penryn Erection of a dwelling	Withdrawn	13/05/16	The Town Council objects to the application on the grounds of over-development of the site, causing a cramped form of development that would be harmful to the visual appearance and established pattern of residential development in the conservation area.
PA16/02528	Ms Kate Bailey And Pat Chilton 20 Lower Market Street Penryn TR10 8BG Proposed Repairs, Alterations and First Floor Access Balcony Extension	Approved	25/05/16	No objections
PA16/02529	Ms Kate Bailey and Pat Chilton 20 Lower Market Street, Penryn TR10 8BG Listed building application for proposed repairs, alterations and first floor access balcony extension	Approved	25/05/16	No objections
PA16/02628	Asda Stores Ltd Asda Stores Ltd, Penryn Advertisement consent for display of window graphics, replacement fascia signs, car park welcome and totem signs, directional signs, petrol filling station totem and canopy signs, reclad cycle sign and new click and save drive through sign	Approved	01/06/16	No objections

App. No.	Details	Decision	Decision Date	Council's Observation
PA16/03026	Mr C Hubert And Ms J Drage 6 The Park Kernick Road, Penryn Outline permission with some matters reserved - proposed construction of dwelling	Approved	06/06/16	The Town Council objects to the application due to the close proximity of the proposed dwelling to a mature tree as shown on the plan.
PA16/03867	Mr Henk Wiekens Trelawney Truro Hill, Penryn Single storey extension off an existing bedroom and kitchen	Approved	06/06/16	No objections
PA16/03303	Mr James Smith 4 South Harbour Penryn Certificate of lawfulness of existing use – use of studio (former garage) and ground floor quayside room for residential use	Approved	17/06/16	No objections



PENRYN Town Council

PLANNING COMMITTEE

5 JULY 2016

Cornwall Harbours Board – Draft Dredging Policy

Author: Michelle Davey, Town Clerk

1. Background

The Harbours Board requires a Dredging Policy in order to guide its actions when considering the need for dredging in the various ports and harbours under its management. The Harbours Board is seeking the Town Council's view on the draft policy a copy of which is attached as an Appendix to the report.

2. Discussion

The Harbours Board is responsible for Bude, Newquay, Portreath, St Ives, Penzance, Prince of Wales Pier (Falmouth), Penryn, Truro, Portscatho and Portwrinkle. Some of these ports and harbours are Statutory Harbour Undertakings (SHA's) whilst others are not. Generally speaking the SHA's will have clauses contained within their Orders that allow, subject to any consents, dredging to take place.

Dredging is therefore a licensable activity with permissions having to be sought to dredge and dispose of the dredged spoil. These permissions would come from the Marine Management Organisation and the Environment Agency (if applicable).

Each of the ports and harbours will have a different dredging requirement and the Dredging Policy aims to capture that whilst also allowing for any new activity that could take place in the future.

Dredging refers to the process of removal of the sea bed and can be classed as a Capital Dredge where no dredging has taken place for more than ten years or a Maintenance dredge where dredging has taken place within a period of ten years.

During the application process consideration will have to be given to the quality of the dredged spoil which will determine whether the spoil can be disposed of at sea at one of the spoil sites or whether it can be disposed of inland for agricultural or beneficial use. The sea disposal route should only be considered where an alternative means of disposal is not possible or practical.

3. Recommendation

That the Committee considers its response to the Cornwall Harbours Board's consultation on a draft Dredging Policy and delegated authority be granted to the Town Clerk to respond accordingly on behalf of the Town Council.

4. Appendices

Cornwall Harbours Board's draft Dredging Policy.



Harbours Board

Draft Dredging Policy

Date 7 June 2016

Maritime Service

Current Document Status			
Version	1	Approving body	Harbours Board
Date	14 June 2016	Date of formal approval	14 June 2016
Responsible officer	A Brigden – Maritime Manager	Review date	14 June 2017
Location	Insert file location or web address where document can be accessed.		

Version History			
Date	Version	Author/Editor	Comments
14 June 2016	1. Draft	A Brigden	First draft for consideration.

Comprehensive Impact Assessment Record					
Date	Type of assessment conducted	Stage/level completed (where applicable)	Summary of actions taken decisions made	Completed by	Impact Assessment review date
14 June 2016	Initial	Complete	No Further Action	A Brigden	14 June 2017

Document retention	
Document retention period	Annual Review and Update

Summary

- The Harbours Board is responsible for Bude, Newquay, Portreath, St Ives, Penzance, Prince of Wales Pier (Falmouth), Penryn, Truro, Portscatho and Portwrinkle.
- The Guide to Good Practice on Port Marine Operations considers that maintenance dredging should be planned for the sake of efficiency and to minimise environmental effects.
- Some of these ports and harbours are Statutory Harbour Undertakings (SHA's) whilst others are not. Generally speaking the SHA's will have clauses contained within their Orders that allow, subject to any consents, dredging to take place.
- Dredging is therefore a licensable activity with permissions having to be obtained to dredge and dispose of the dredged spoil. These permissions would come from the Marine Management Organisation and the Environment Agency (if applicable).
- Each of the ports and harbours will have a different dredging requirement and the Dredging Policy aims to capture that whilst also allowing for any new activity that could take place in the future.
- Dredging refers to the process of removal of the sea bed and can be classed as a Capital Dredge where no dredging has taken place for more than ten years or a Maintenance dredge where dredging has taken place within a period of ten years.
- During the application process consideration will have to be given to the quality of the dredged spoil which will determine whether the spoil can be disposed of at sea at one of the spoil sites or whether it can be disposed of in landfill, agricultural or beneficial use. The sea disposal route should only be considered where an alternative means of disposal is not possible or practical.
- Dredging can also be undertaken, subject to the same controls, by third party operators such as marinas, boatyards etc.

This Dredging Policy should be read in conjunction with the Dredging Protocol – Baseline Document for the Fal and Helford Estuaries, the Maritime Strategy 2012 – 2030 and the Hydrographic Survey Policy.

Context

Background

The Harbours Board require a Dredging Policy in order to inform and advise on where and when dredging, including capital and maintenance dredging, will take place within the ports and harbours under their control.

Objectives

Other than the Dredging Protocol, which is limited to the Fal and Helford Estuaries, there is no policy for dredging within any of the other ports and harbours managed by the Harbours Board.

The Dredging Policy will consider each of the ports and harbours and identify what type of dredging takes place and what any requirements will be for the future.

The Guide to Good Practice on Port Marine Operations considers that maintenance dredging should be planned for the sake of efficiency and to minimise environmental effects.

Scope

This policy will cover all of the Cornwall Council owned ports and harbours at Bude, Newquay, Portreath, St Ives, Penzance, Prince of Wales Pier (Falmouth), Penryn, Truro, Portscatho and Portwrinkle.

Details

Policy details

The Port Marine Safety Code describes the general requirements imposed upon a harbour authority under its conservancy duty:-

A. A harbour authority has a duty to conserve the harbour so that it is fit for use as a port; and a duty of reasonable care to see that the harbour is in a fit condition for a vessel to use it.

B. Harbour Authorities should provide users with adequate information about conditions in the harbour.

C. Harbour authorities have duties and powers as local lighthouse authorities; and specific powers in relation to wrecks.

Conservancy includes not only monitoring but also protection of the hydrographic regime in a harbour, and so covers the licencing of

construction and dredging in order that the safety of navigation is not adversely affected.

Harbour authorities typically have a statutory power in their local legislation to dredge for the maintenance and improvement of channels.

For the purposes of this guide, maintenance dredging is that which is required to maintain existing access to the port and discharges the responsibility to ensure that all vessels using the port may do so safely.

It is done on a routine basis to maintain the level of water at the depth advertised on charts. It is important that risk assessments deal with this requirement.

Maintenance dredging should be planned for the sake of efficiency and to minimise environmental effects. Advertised depths should be determined – and reviewed – having regard to the need to ensure the safety of commercial and recreational vessels using the port.

Water depth may be reduced to a level less than that charted, or otherwise promulgated, for example because no user any longer requires the charted depth to be maintained.

However, appropriate warnings to mariners must be given and charts updated as soon as reasonably practicable.

Dredging is therefore considered to be one of the conservancy functions of a harbour authority which should consider the need for capital and subsequent maintenance dredging on a case by case basis.

There are a number of different types of dredger available ranging from cutter suction, single grab, bucket, trailer suction, back hoe etc. The type of dredger used is dependent upon the type of material that is to be dredged, the precision required and the area of operation that the dredging is to take place in.

Other forms of dredging that do not require disposal such as plough dredging, water injection and agitation dredging can also be considered.

Costs for dredging will vary and are dependent upon the size and type of dredger employed, the amount to be dredged and the time taken to do it together with the weather conditions. In addition to this there is the disposal of the dredged spoil to consider and, dependent upon the material, it would normally be disposed of at sea at a Disposal site, to landfill or for beneficial use such as habitat creation, agricultural or restoration of derelict land.

Prior to disposal, sampling of the spoil to be dredged needs to be undertaken to accompany the application to the Marine Management Organisation. If the samples meet the criteria for sea disposal then a licence will normally be granted but if the sample is found to exceed the contamination limit then an alternative method of disposal, such as landfill, will be required.

Dredging can be undertaken by the Council as harbour authority for any of the respective ports within its ownership or it can take place within the harbour limits by a third party such as a marina operator, boatyard, private

quay owner etc. The application process for both of these is similar although if a form of dredging that does not involve spoil deposits is undertaken by a harbour authority in accordance with a Harbour Order it would not require a dredging licence.

It is important to consider the need for capital/maintenance dredging together with the likely costs and recovery of it. In the harbour authority's case there should be a general need for the stakeholders and not one particular operator i.e. a private marina operator unless it is part of any lease arrangement.

Dredging Requirements

Bude:

There is a need to remove sand that has accumulated in the sea lock in order to be able to continue to operate the lock gates. This amounts to approximately 500 – 1000 tonnes each year and is taken out and distributed back into the harbour. There is an occasional need to clear rock and other debris which has been washed down the River Neet or has entered the harbour following a cliff fall. This work is undertaken with mobile plant.

Newquay:

There is no requirement to dredge in Newquay Harbour.

Portreath

The harbour is occasionally dredged in order to remove rotting seaweed and to improve the gradient of the Inner Harbour to help it flow back out on the ebb tide. This work is undertaken with mobile plant.

St Ives

There is an occasional need to move stones from Landing areas and more recently to assist in widening a channel. Any work is done with mobile plant.

Penzance

There has been a recent capital dredge in Penzance as part of the overall improvements to the Penzance-Scillies lifeline link. Approximately 40,000 m³ was dredged and disposed of at the nearby Disposal site. There will be a requirement to undertake maintenance dredging in the future and this will be established once further bathymetric surveys are undertaken.

Dredging was undertaken using a backhoe dredger.

Prince of Wales Pier

There is no requirement to dredge alongside Prince of Wales Pier.

Penryn

Capital and maintenance dredging has taken place at a number of sites within Penryn notably, Falmouth Yacht Marina, Challenger Marine and the Approach to the Park and Float amounting to approximately 107,000 m³ with the majority of this (100,000 m³) taking place in the last 12 years. Dredging was undertaken using a single grab dredger, excavator and floating bulldozer. Some of the material was disposed of at the Disposal site and other more contaminated materials used ashore in land restoration work. The harbour authority last dredged around Exchequer Quay approximately 25 years ago in 1991.

Truro

There is a requirement to undertake some maintenance dredging alongside Lighterage Quay and the Turning Circle in order to ensure that there is an adequate depth of water for commercial shipping using the quay. Some of the Upper quays have also had dredging undertaken in the past and this continues to be looked at on a case by case basis although no commercial shipping has been there since 1961.

Some dredged spoil has been dumped at the Disposal site but owing to high levels of contamination it is used for land restoration which is significantly more expensive to deal with.

Other capital/maintenance dredging that takes place within the Port of Truro includes that at Mylor Yacht Harbour,

Portscatho

There is no requirement to dredge in Portscatho

Portwrinkle

There is an occasional need to move stones and also sand that has accumulated in the harbour entrance following winter storms, in order to maintain water depth for mooring areas at Portwrinkle.

Dredging Policy

1. Any dredging undertaken within any of the harbours will be done on a case by case basis.
2. Dredging will only be undertaken for reasons of navigational safety or where there is a wider stakeholder benefit.

3. The Harbours Board should be consulted prior to any third party dredging being undertaken.
4. Alternative means of dealing with dredged spoil, other than disposal at sea, must be considered before applying for a disposal licence.

Management

Policy management

The Maritime Manager is responsible for implementing and managing the policy.

Breaches and non-compliance

Any breaches or non-compliance with this policy will be highlighted through the Environmental Management System (ISO 14001). Any breaches or non-compliance will also be reported to the Marine Management Organisation.

How the impact of the policy will be measured

This policy will be measured in conjunction with the Environmental Management System, Observation of latest bathymetric data and the Operational requirements of the various harbours. This data will be kept in the relevant Harbour Office and centrally at the harbour office in Truro.

Evaluation and review

This Dredging Policy will be reviewed on an annual basis

Document information

Contacts

A Brigden - Maritime Manager, Maritime Service.

Further information

Relevant Harbour Office

Alternative formats

If you would like this information in another format please contact:

Cornwall Council, County Hall, Treyew Road, Truro TR1 3AY

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www.cornwall.gov.uk