



PENRYN

Town Council

YOU ARE HEREBY SUMMONED TO A MEETING OF THE PLANNING COMMITTEE TO BE HELD ON **TUESDAY 2 AUGUST 2016 AT 7.00 P.M. IN THE COUNCIL CHAMBER, TOWN HALL, PENRYN** FOR THE TRANSACTION OF THE UNDERMENTIONED BUSINESS.

Michelle Darcy

Town Clerk
26 July 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 5.00 p.m. on Tuesday 2 August 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. PLANNING APPLICATION PRESENTATION

To receive a presentation from Mick Roberts, Preliminary Planning Professionals Ltd, and Alison John, Ocean Housing, on planning application No. PA16/05239 for the erection of 58 dwellings at Trenance, Round Ring

6. MINUTES

To approve as a correct record the minutes of the meeting of the Planning Committee held on 5 July 2016 [Pages 3-5]

7. TERMS OF REFERENCE

To note the Terms of Reference of the Planning Committee [Pages 6-8]

8. PLANNING APPLICATIONS

To consider planning applications submitted for observations [Pages 9–10]

9. DECISION NOTICES

To note the planning decisions of the Local Planning Authority [Pages 11–12]

10. POST-HEARING CHANGES TO THE CORNWALL LOCAL PLAN

To consider a response to a consultation on post-hearing changes to the Cornwall Local Plan [Pages 13–16]

9. PENRYN DESIGN AWARD

To consider a proposal for a Penryn Design Award [Pages 17–18]

Membership:

Councillor C S F Smith (Chairman)

Councillor J Langan (Vice-Chairman)

Councillor Mrs M V Bennett

Councillor N S Ferris

Councillor D Garwood

Councillor Mrs G A Grant

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

MINUTES OF A MEETING OF THE **PLANNING COMMITTEE HELD ON MONDAY 5 JULY 2016 AT 7.00PM IN THE COUNCIL CHAMBER, PENRYN**

Councillors

Mrs M V Bennett, D Garwood, Mrs G A Grant, N Ferris, J Langan, R P Mitchell, Mrs S Peters and M Snowdon

74. ELECTION OF VICE-CHAIRMAN

RESOLVED that Councillor J Langan be elected Vice-Chairman of the Planning Committee for the civic year 2016/17.

Proposed by Councillor Mrs G A Grant and seconded by Councillor Mrs M V Bennett

Councillor J Langan thanked Councillors for his election and in the absence of the Chairman thereupon took the Chair.

75. APOLOGIES

Apologies were received from Councillors C S F Smith (away) and G C Rickard (ill).

76. DECLARATIONS OF INTEREST

There were no declarations of interest.

77. DISPENSATIONS

There were no requests for dispensations.

78. PUBLIC PARTICIPATION

Mr Ian McCormick attended the meeting and spoke in objection to application no. PA16/05315 (Old Telephone Exchange, Helston Road).

79. PLANNING APPLICATIONS

PA16/05536 – 4 Poltair Meadow

RESOLVED that the Town Council has no objections.

Proposed by Councillor M Snowdon and seconded by Councillor Mrs S Peters

PA16/05324 – Land adjacent to 8 New Street

Councillors raised concerns over the lack of information on the architectural drawings, particularly regarding the height of the application in relation to neighbouring properties.

RESOLVED that The Town Council objects to the application due to the following reasons:

- The design is not in keeping with the Conservation Area and will significantly change the look and feel of the immediate surroundings

- The woeful lack of information regarding the height of the building relative to the neighbouring buildings, makes it impossible to make a judgement on the likely impact on the street scene.

Proposed by Councillor D Garwood and seconded by Councillor R P Mitchell

PA16/05315 – Old Telephone Exchange

Councillors commented that some improvements had been made in the resubmission including the stonework to the front of the building and a reduction in external doors. However concerns were raised over the increase in the footprint of the building in relation to the size of the site and an absence of amenity space and parking.

RESOLVED that the Town Council objects on the grounds of overdevelopment of the site both in terms of the proposed number of occupants and the scale and massing of the proposed structure together with a lack of amenities space. The Town Council also has concerns regarding the complete absence of parking provision which will cause an increase in on street parking, as well as there being no facility to accommodate other modes of transport such as bike racks.

Proposed by Councillor M Snowdon and seconded by Councillor Mrs G A Grant

PA16/05497 – 25 Higher Market Street

RESOLVED that the Town Council has no objections.

Proposed by Councillor Mrs S Peters and seconded by Councillor Mrs M V Bennett

PA16/04723 – Brigantine, Lower Market Street

Councillors commented that in principle it would be positive to see the site developed but raised concerns over the height and architectural design of the property.

RESOLVED that the Town Council objects to the application due to what it considers to be a very poor design in relation to the surrounding Conservation Area with no consideration to the surrounding trees and a complete absence of parking provision in a house of multiple occupancy with no amenity space.

Proposed by Councillor M Snowdon and seconded by Councillor Mrs S Peters

80. DECISION NOTICES

The list of decision notices was noted.

81. CORNWALL HARBOURS BOARD – DRAFT DREDGING POLICY

Councillor M Snowdon advised that he had asked the Maritime Manager if the wording regarding dredging in Penryn could be changed to reflect the potential for future dredging. Councillor R P Mitchell requested that the Maritime Manager be contacted for more information on the locations of the disposal sites for dredged spoil.

RESOLVED that that draft Dredging Policy be supported subject to an amendment as follows: 'Capital and maintenance dredging has **and continues**

to take place at a number of sites within Penryn ...'.

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

Councillor D Garwood gave a report on the Neighbourhood Plan and advised that individuals were still being approached with a view to co-option on to the steering group.

There being no further business the meeting was closed at 8.45pm.



PENRYN

Town Council

PLANNING COMMITTEE

2 AUGUST 2016

Terms of Reference

Author: Michelle Davey, Town Clerk

1. Background

Following a structure review the Town Council adopted a new structure at its meeting of 6 June 2016 which included a Planning Committee. Terms of Reference agreed by Council are set out in the Appendix to the report.

2. Discussion

The Planning Committee is the Council's 'representing' Committee. Whilst the main focus is on development control and submitting informed representational comments to Cornwall Council, the Planning Committee also has responsibility for all aspects of policy response to other public bodies, specifically in relation to the planning function, but also in responding to other third party body's consultations such as highways, police, fire, social services, healthcare, and libraries among others. Unlike the Council and other Committees, the Planning Committee meets every three weeks in order to meet the often limited time that public service bodies provide to local councils to make their response.

It should be noted that the Terms of Reference of all Committees are subject to the following reservations:

- (a) that powers be exercised in accordance with any policy adopted, or directions given, by the Town Council;
- (b) that any proposal which involves any major changes in the existing policies approved by Council, shall be submitted to the Town Council for approval;
- (c) urgent/emergency matters which would normally be referred to a Committee may be dealt with through the convening of a special meeting although if, in the opinion of the appropriate Committee Chairman, this is not practical, they shall be dealt with by the Town Clerk in consultation with the Chairman and Vice-Chairman of Committee and be subject to written report to the next appropriate Committee or Full Council meeting, whichever comes first;
- (d) all meetings of standing Committees will normally commence at 7.00 p.m.; and
- (e) at the commencement of each public meeting there will be a period of time allocated for members of the public to speak and ask questions about any matter within the remit of that meeting, subject to the Town Council's Protocol for Public Speaking at Council Meetings.

The Town Council also adopted a scheme of delegation at the meeting on 6 June 2016 and the key points that relate to the Amenities Committee are set out below.

Budgets: Committees can only exercise delegated powers if there is budgetary provision for any proposed expenditure. They can vire monies within their overall budget in accordance with the provisions of the Council's Financial Regulations. If no budgetary provision is available, delegated powers may only be exercised subject to obtaining approval for a supplementary estimate, and this must be done through referring the matter firstly to the Finance and General Purposes Committee, which will then make a recommendation to the full Council.

Committee Conflict: there may be occasions, particularly when there is conflict between Committees regarding which one has powers to deal with a particular matter. In such cases, the matter shall be referred to the Finance and General Purposes Committee, and that Committee shall in turn make a recommendation or refer the matter to the Council. The Council shall then determine the matter.

Council Matters: where Committees are considering Council matters they shall not have delegated powers to determine such matters, but shall report or make recommendations to Council.

Concurrent powers: The Council may at any time exercise any of the duties and powers within the scheme which are delegated to the Council's Committees or Sub-Committees. A Committee may at any time exercise any of the duties and powers of its Sub-Committees or Working Parties.

Committee membership: The Town Mayor and Deputy Town Mayor are *ex officio* voting members of all the Council's standing Committees, but not of Sub-Committees or Working Parties. The Mayor may not be Chair of any standing Committee. A member may not be Chair of more than one standing Committee.

Considerations with regard to decision-making: In making any decisions or recommendations each Committee should consider the implications in relation to best practice, and any Council Corporate and Service objectives/policies.

Councillors who are not members of the Committee have the right to attend and observe and may speak on an item on the agenda with the discretion of the Chairman. However, it should be noted that it is best practice for a non-member of a Committee to give prior notice to the Chairman of a wish to speak at the meeting, and it is not an opportunity to join the debate of the voting members. Non-members of Committees should be seated in the public area so that it is clear to all attending who the decision makers are at the meeting and to avoid any confusion when votes are being taken.

3. Recommendation

That the contents of the report, including the Terms of Reference attached as an Appendix to the report, be noted.

4. Appendices

Planning Committee – Terms of Reference

Planning Committee Terms of Reference

- (a) The making of representations to the Local Planning Authority on applications for planning permission which have been notified in accordance with relevant legislation;
- (b) the making of representations in respect of appeals against the refusal of planning permission;
- (c) the undertaking of street naming under powers delegated by Cornwall Council, and to make representations regarding house naming and street numbering;
- (d) to consider and monitor strategic, Unitary and other developmental plans, proposed listed buildings, conservation areas, tree preservation orders and building preservation orders which impact upon Penryn, and the making of all appropriate representations;
- (e) the facilitation of economic development initiatives for the benefit of the Town and the making of recommendations on all related matters and liaison as appropriate with other agencies;
- (f) to co-ordinate the Council's work in respect of Neighbourhood Planning;
- (g) the making of representations to the appropriate Planning Authority in respect of other planning matters not otherwise referred to in Terms of Reference (a) - (f) above;
- (h) to consider all matters relating to highways, footpaths and bridleways, and to make representations to other authorities regarding these matters;
- (i) to consider all matters relating to transportation and car parking issues, including traffic and parking regulations orders, and to make representations to other authorities regarding these matters;
- (j) to consider and to make representations to other authorities in respect of applications for liquor, gaming and public entertainments licences;
- (k) to consider and to make representations to other authorities in respect of any other public service matters and consultations that may impact upon Penryn.



PLANNING COMMITTEE

2 AUGUST 2016

Planning Applications

App. No.	Details	Response Deadline	Response
PA16/05743	Cornwall Council St Gluvias Church, Church Hill, Penryn Various tree works as per schedule	21 July 2016	
PA16/05239	Pearce Thornfield Ltd Trenance, Round Ring, Penryn Erection of 58 dwellings (including 20 affordable dwellings (35%)) with estate road and all associated works	29 July 2016	
PA16/05515	Mr P Fittock 22 St Gluvias Street, Penryn Listed building consent to replace windows at front of property with double glazed timber replicas, as existing windows have deteriorated	29 July 2016	
PA16/05603	Devon and Cornwall Housing Stoke House, 54 Lower Market Street, Penryn Removal of existing flat roof covering and re-felt/cover the roofing area	8 August 2016	

App. No.	Details	Response Deadline	Response
PA16/06043	Devon and Cornwall Housing Stoke House, 54 Lower Market Street, Penryn Listed building consent for the removal of existing flat roof covering and re-felt/cover the roofing area	8 August 2016	



PENRYN

Town Council

PLANNING COMMITTEE

2 AUGUST 2016

Decision Notices

App. No.	Details	Decision	Decision Date	Council's Observation
PA16/04713	Mr David Tayler 50 West Street, Penryn Proposed small extension to rear of property with minor internal layout alterations	Approved	27/06/16	No objections
PA16/04924	Mr Keith Leverton 24A Penvale Crescent, Penryn Proposed alterations to existing front garden area including access to dwelling and new entrance porch and terrace	Approved	27/06/16	No objections
PA16/01732	Miss Carole Belding Nelson Cottage, 111 The Terrace, Penryn Listed building consent to replace rotten sash windows with wooden sash windows	Approved	01/07/16	No objections
PA16/04988	Miss Carole Belding Nelson Cottage, 111 The Terrace, Penryn Work to replace rotten sash windows with wooden windows	Approved	04/07/16	Fully supported

App. No.	Details	Decision	Decision Date	Council's Observation
PA16/04483	Mr Anthony Shrimpton 9A College Hill, Penryn Extension to existing dwelling. New driveway on the east side of property. Demolition of old garage and replacing with new garage with additional games room above and inclusion of Juliette balcony on the north elevation	Approved	06/07/16	No objections
PA16/04517	Penryn Plastics Penryn Plastics, 6 Jennings Road, Penryn Proposed extension to existing unit to provide additional storage	Approved	06/07/16	No objections
PA16/03474	Mrs Beryl Hepburn Bygones, 1 Bella Vista Gardens, Truro Hill, Penryn Erection of a bungalow	Approved	11/07/16	The Town Council objects to the application on the grounds that the plans show building inside the tree protection zone
PA16/05536	Mrs Christine Henderson 4 Poltair Meadow, Penryn Proposed ground floor extension	Approved	12/07/16	No objections
PA16/04979	Mr Michael Cant 14C Lower Market Street, Penryn Construction of two storey extensions south and west elevations. Replacement roof and raising of chimney stack to original house	Approved	18/07/16	No objections
PA16/04989	Bank of Ireland 59-61 The Terrace, Penryn Installation of Bank of Ireland ATM	20/07/16	Approved	Fully supported



PENRYN Town Council

PLANNING COMMITTEE

2 AUGUST 2016

Post-Hearing Changes to the Cornwall Local Plan

Author: Michelle Davey, Town Clerk

1. Background

Cornwall Council submitted the Cornwall Local Plan Document (March 2014) and Schedule of Focused Changes (September 2014) to the Secretary of State for examination in May 2015. Further potential changes have been discussed at the most recent hearings of the Examination (May 2016). These recent changes are contained in a Schedule of Post-Hearing Changes which also includes the Further Significant Changes (January 2016) on which public consultation has already been undertaken. A link to the schedule was sent to Councillors by email along with a copy of the agenda for the meeting.

A number of these changes have been deleted or amended by the new, suggested changes. The combination of extant changes in the Schedule show how the Cornwall Local Plan submitted for Examination is proposed to be changed. Cornwall Council will be asking the Inspector in charge of the Examination, Mr Emerson, to consider these changes as proposed modifications to the Cornwall Local Plan, but without prejudice to his final conclusions. In order to inform his final recommendations Cornwall Council is required to undertake consultation on the recent changes that have not been previously consulted upon.

2. Discussion

The report to Cornwall Council sets out the key changes proposed and this is available on Cornwall Council's website. However, there are a number of changes that have specific implications for Penryn and these are outlined below.

- A new paragraph after Policy 2 has been inserted which reads: 'In addition to the need for new homes, the plan makes allowance for [...] an increase in places within communal establishments such as additional purpose-built student accommodation to mitigate any future student growth pressures on the existing housing stock and facilities for older people.'

- Policy 2a has been amended to read: 'Development proposals in the period to 2030 should help to deliver: **A minimum of 52,500 homes** at an average rate of about 2,625 per year to 2030, to help deliver sufficient new housing of appropriate types to meet future requirements.'
- The following text has been added to paragraph 1.31: 'In some cases housing allocations and or planning permissions for a town will cross Parish and Community Network Area boundaries or abut such boundaries where this best meets the growth needs of that place. Where this is the case, development in those locations will be counted against the allocation for that town.'
- The definition of infill in paragraph 1.35 has been simplified to read: 'For the purposes of this policy, 'infilling' is defined as (i) the filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside.'
- Paragraph 1.36 has also been amended for clarification to read: 'Many frontages however are not continuously built up and have substantial large gaps, i.e. bigger than one or two dwellings between buildings or groups of buildings. These gaps can often provide the setting for the village, hamlet or small settlement, and or add to the character of the area. Proposals should consider the significance or importance that larger gaps can make to settlements and ensure that this would not be diminished.'

Large gaps often exist between the urban edge of a settlement and other isolated dwellings beyond the edge of the settlement; they are not appropriate locations for infill development, and the development of such large these gaps would not therefore be considered as infill under the policies of this Local Plan.'

- Paragraph 1.37 has also been amended for clarification to read: 'Rounding off: This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the open countryside.'

Previously developed land: In principle the use of previously developed land within or immediately adjoining the settlement will be permitted provided it is of a scale appropriate to the size and role of the settlement.

Rural Exception sites: These are affordable housing led developments adjoining, or physically well related to, the built form of existing settlements, (they allow for a proportion of market housing where it is required to support delivery of the affordable element). The definition of these sites is set out in Policy 9 of the local plan.'

- Paragraph 1.38 has been amended to read: 'The Council is committed to supporting the development of Neighbourhood Plans to ensure delivery of the spatial strategy and key targets. Should these plans not reach submission stage within two years of the adoption of this Plan **or do not make sufficient housing provision within the Neighbourhood Plan to meet key targets**, the Council will undertake the necessary site allocations documents to support the delivery of the targets set out in the Local Plan.'
- Falmouth with Penryn housing figures have been amended as follows: target housing provision 2010–2030 is 2800; completion since 2010 is 796; planning permission not started or under construction is 893; and estimated windfall sites less than 10 homes is 243; which would leave an overall requirement outstanding of 868.

- The following paragraphs have been added after paragraph 2.10: 'These plans should also ensure that the employment space targets can be delivered taking account of the market delivery and land available for this. The following table sets out the consents against each target and C.N.A. The monitor of employment space published annually will provide the up to date position.'
- In considering the need for further employment land provision, plans should review the level, nature and quality of existing commitments and their ability to meet the space requirements set out below and the needs of particular sectors. Following that of review employment space, Plans should consider how this can be met either through allocations in Plans, windfall of small sites coming forward or safeguarding of strategic sites that are larger sites or most suited to Cornwall's growing economic sectors.
- Employment sites in Cornwall remain an important part of supporting employment growth. The viability gap in providing new sites in Cornwall, and the need to ensure a range of available provision makes the loss of any site an issue which requires assessment. Such land and buildings should only be considered for alternative uses where this does not result in the loss of economic performance of the site or location, i.e. through the redevelopment for a mix of uses.'
- The following text has been removed from Policy 6 due to a lack of evidence of need: 'On larger developments (typically of 100 dwellings or more) at least 5% of total plots should be provided as serviced plots to enable the construction of self-build or custom build housing.'
- A new paragraph has been inserted after 2.21 to read: 'The Housing and Planning Act (2016) has introduced the requirement for Local Authorities to promote the supply of starter homes. The Act sets out a definition of starter homes which will be clarified by further regulation. At this time starter homes are homes provided to meet the needs of qualifying households. The starter home will be provided at a discount of at least 20% of market value up to a maximum price of £250,000 and there will be further restrictions on their subsequent sale or letting. For the purposes of S106 agreements starter homes are defined as affordable housing under S159 of the Housing and Planning Act (2016).'
- Starter homes exception schemes will not be subject to Community Infrastructure Levy payments or be required to provide affordable housing.
- Rural exception sites are not required to provide starter homes and the Council will not accept starter homes as part of the affordable housing provision on site required by Policy 9. Consideration will however be given to the inclusion of a proportion of starter homes as part of the minority market housing share allowed by the policy where necessary to ensure the viability of the scheme.'
- Policy 8 has been amended to read: 'All new housing schemes within the plan area, including mixed use schemes, on sites where there is a net increase of more than 10 dwellings or where dwellings would have a combined gross floor space more than 1,000 square metres two units or more or 0.2 of a hectare or greater, developments (not including replacement dwellings) must contribute towards meeting affordable housing need.'

3. Recommendation

That the Town Council considers its response to the consultation and delegated authority be granted to the Town Clerk to respond accordingly on behalf of the Town Council.

4. Appendices

None.



PENRYN

Town Council

PLANNING COMMITTEE

2 AUGUST 2016

Penryn Design Award

Author: Michelle Davey, Town Clerk

1. Background

Over the course of a year, the Planning Committee considers many planning applications. Occasionally, the Town Council considers an application to be of poor design or lacking in imagination, but due to the constraints of national planning policy, there are no material considerations which enable the Town Council to object. However, what the Town Council can do to encourage good design, is to introduce an award scheme.

2. Discussion

The purpose of the report is to seek approval from the Planning Committee to progress with a proposal for a Design Award scheme. Should the Committee be minded to approve of the principle, a report will be brought back to a later meeting for consideration.

3. Recommendation

That a Design Award Scheme be drafted for consideration at a later meeting of the Planning Committee.

4. Appendices

None.

Planning Committee Terms of Reference

- (a) The making of representations to the Local Planning Authority on applications for planning permission which have been notified in accordance with relevant legislation;
- (b) the making of representations in respect of appeals against the refusal of planning permission;
- (c) the undertaking of street naming under powers delegated by Cornwall Council, and to make representations regarding house naming and street numbering;
- (d) to consider and monitor strategic, Unitary and other developmental plans, proposed listed buildings, conservation areas, tree preservation orders and building preservation orders which impact upon Penryn, and the making of all appropriate representations;
- (e) the facilitation of economic development initiatives for the benefit of the Town and the making of recommendations on all related matters and liaison as appropriate with other agencies;
- (f) to co-ordinate the Council's work in respect of Neighbourhood Planning;
- (g) the making of representations to the appropriate Planning Authority in respect of other planning matters not otherwise referred to in Terms of Reference (a) - (f) above;
- (h) to consider all matters relating to highways, footpaths and bridleways, and to make representations to other authorities regarding these matters;
- (i) to consider all matters relating to transportation and car parking issues, including traffic and parking regulations orders, and to make representations to other authorities regarding these matters;
- (j) to consider and to make representations to other authorities in respect of applications for liquor, gaming and public entertainments licences;
- (k) to consider and to make representations to other authorities in respect of any other public service matters and consultations that may impact upon Penryn.