

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 2 AUGUST 2016 AT 7.00PM IN THE TEMPERANCE HALL, PENRYN

Councillors

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

83. APOLOGIES

Apologies were received from Councillor E L Wilkes (ill).

84. DECLARATIONS OF INTEREST

Councillor Mrs M V Bennett declared a non-registrable interest in agenda item 6 (Planning Applications) as the applicant of application PA16/05515 (22 St Gluvias Street) was a personal friend.

85. DISPENSATIONS

There were no requests for dispensations.

86. PLANNING APPLICATION PRESENTATION

Mick Roberts, Director, Preliminary Planning Professionals Ltd and Alison Johns, Development Manager from Ocean Housing gave a presentation on application PA16/05239 for the erection of 58 dwellings at Trenance, Round Ring. Alison Johns advised that the development would include 14 affordable homes for rent and 6 available with shared ownership. Mick Roberts outlined the application and addressed concerns that had been raised by the public online. He then responded to questions from Councillors.

87. PUBLIC PARTICIPATION

Julie Wharton, Jane Cross and John McGovern attended the meeting and spoke in objection to application no. PA16/06414 (Land at College Farm).

88. MINUTES

RESOLVED that the minutes of the Planning Committee meeting held on Monday 5 July be approved and signed by the Chairman as a correct record.

Proposed by Councillor Mrs S Peters and seconded by Councillor D Garwood

89. TERMS OF REFERENCE

The Terms of Reference were noted.

90. PLANNING APPLICATIONS

PA16/05239 – Trenance, Round Ring

Concerns were raised regarding the lack of information available on the application although Councillors felt that the provision of affordable housing was a positive.

RESOLVED that the Town Council objects to approval of the application on the grounds that the applicant has failed to submit sufficient and adequate information to demonstrate that there will not be an unacceptable impact on local infrastructure.

Proposed by Councillor J Langan and seconded by Councillor D Garwood

PA16/06414 – Land at College Farm

Councillors raised concerns over the lack of amenity space in the application. No allotments had been included and no details of the link to Argal reservoir that had been discussed with the developer had been listed. There were also concerns over the validity of the ecological and archaeological studies that had been submitted and the impact of additional traffic on Hill head and College Hill.

RESOLVED that the Town Council objects to the application due to an unworkable highways scheme, inadequate surveys in relation to archaeology and ecology, the lack of turning space for fire appliances, and the absence of community gain promised in earlier discussion with the developer in regards to allotments and the creation of a 'green corridor' in public ownership linking the site to the reservoir.

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

PA16/05743 – St Gluvias Church, Church Hill

RESOLVED that the Town Council has no objections subject to compliance with the advice of the Tree Officer.

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

PA16/05515 – 22 St Gluvias Street

Having declared an interest earlier in the meeting Councillor Mrs M V Bennett left the meeting for the duration of the item and did not take part in the vote nor the debate.

RESOLVED that the Town Council has no objections.

Proposed by Councillor M J Mullins and seconded by Councillor Mrs G A Grant

Following the above decision Councillor Mrs M V Bennett returned to the meeting.

PA16/05603/06043 – Stoke House, 54 Lower Market Street

RESOLVED that the Town Council has no objections subject to compliance with the advice of the Historic Environment (Planning) Service that a section drawing of existing and proposed roof finishes including the internal parapet walling is presented (to include all parapets), in order to ensure that the new raised roof level does not compromise the existing parapet design, and will not be visible externally.

Proposed by Councillor Mrs G A Grant and seconded by Councillor Mrs S Peters

PA16/06127 – 3 Saracen Crescent

RESOLVED that the Town Council has no objections.

Proposed by Councillor J Langan and seconded by Councillor Mrs M V Bennett

PA16/06819/06820 – 42 Broad Street

RESOLVED that the Town Council has no objections.

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

91. DECISION NOTICES

The list of decision notices was noted.

92. POST-HEARING CHANGES TO THE CORNWALL LOCAL PLAN

Councillor R P Mitchell enquired as to whether the additional allowance for student housing was included in the overall housing target figure for Cornwall. The Clerk advised that she would contact the Strategic Planning Officer for confirmation.

RESOLVED that the response to the Cornwall Local Plan be deferred to the next meeting pending further information.

Proposed by Councillor J Langan and seconded by Councillor Mrs S Peters

93. PENRYN DESIGN AWARD

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

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

There being no further business the meeting was closed at 9.15pm.