



PENRYN

Town Council

NOTICE IS HEREBY GIVEN OF A MEETING OF THE PLANNING COMMITTEE TO BE HELD ON **TUESDAY 13 SEPTEMBER 2016 AT 7.00 P.M. IN THE COUNCIL CHAMBER, TOWN HALL, PENRYN** FOR THE TRANSACTION OF THE UNDERMENTIONED BUSINESS.

Michelle Darcy

Town Clerk
06 September 2016

PLANNING COMMITTEE AGENDA

1. APOLOGIES

2. DECLARATIONS OF INTEREST

3. DISPENSATIONS

4. PRE-APPLICATION PRESENTATION

A presentation from Mark Dawes of CAD Architecture on the proposed redesign of the development at 'Brigantine' and an update on the Treluswell Student Village.

5. 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 12 September 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.

6. MINUTES

To approve as a correct record the minutes of the meeting of the Planning Committee held on 23 August 2016 [Pages 3-5]

7. PLANNING APPLICATIONS

To consider planning applications submitted for observations [Page 6]

8. DECISION NOTICES

To note the planning decisions of the Local Planning Authority [Pages 7-10]

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 TUESDAY
23 AUGUST 2016 AT 7.00PM IN THE COUNCIL CHAMBER, TOWN HALL, PENRYN**

Councillors

C S F Smith (Chairman)

D Garwood, J Langan, R P Mitchell, M J Mullins, Mrs S Peters

94. APOLOGIES

Apologies were received from Councillor Mrs M V Bennett (away), N S Ferris (away), Mrs G A Grant (away), G C Rickard (ill), M Snowdon (personal) and E L Wilkes (ill).

95. DECLARATIONS OF INTEREST

There were no declarations of interest.

96. DISPENSATIONS

There were no requests for dispensations.

97. PUBLIC PARTICIPATION

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

98. MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on Tuesday 2 August 2016 be approved and signed by the Chairman as a correct record.

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

99. PLANNING APPLICATIONS

PA16/06625 – 61 Trelowen Drive, Penryn

RESOLVED that the Town Council has no objections.

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

PA16/05473 – 1 Dunstan Close, Penryn

RESOLVED that the Town Council has no objections.

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

PA16/06950 – Land to the rear of 6A/6B West End, Penryn

It was commented that the use of natural slate as cladding on the first floor walls would be more appropriate in the Conservation Area than fibre weather boarding.

RESOLVED that the Town Council has no objections subject to the use of natural slate cladding on the first floor walls.

Proposed by Councillor Mrs S Peters and seconded by Councillor R P Mitchell

PA16/07412 – 33 Bohill, Penryn

RESOLVED that the application be fully supported.

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

PA16/07414 – Land north of 3 The Square, Penryn

The Town Clerk advised that Cornwall Council was only seeking the Town Council's opinion on the principle of development on the site and the proposed access at this outline stage, however, she added that since indicative plans of the proposed development had been included with the outline application, the Committee may also wish to comment on the proposed design.

RESOLVED that the Town Council has no objections to the principle of development on the site, but objects to the current outline application due to the lack of vehicular access and provision for parking, which should be a minimum of two spaces per dwelling. Whilst not part of the outline application, the Town Council would like it to be noted that the indicative design is inappropriate within the Conservation Area and would have a detrimental impact on the setting of nearby listed buildings.

Proposed by Councillor Mrs S Peters and seconded by Councillor R P Mitchell

100. DECISION NOTICES

The list of decision notices was noted.

101. PUBLIC SPEAKING AT PLANNING COMMITTEES

The Committee considered a draft revised Protocol for Public Speaking at Council Meetings with particular emphasis on the protocol relating to Planning Committee meetings.

It was commented that whilst it was desirable that members of the public who wished to raise an objection or give support to an application should also make that view known to the local planning authority, the Committee did not feel it should be a requirement in order to speak at a meeting of the Planning Committee.

Concerns were also raised that there may be occasions where there is a need to extend the time for pre-planning presentations, however, it was also acknowledged that it was prudent to have a time limit to retain control over the length of the meeting.

It was further suggested that the order of public speaking should allow objectors the opportunity to address statements made by the applicant and/or their agent as there was no right of appeal for objectors once an application had been decided.

RESOLVED TO RECOMMEND TO COUNCIL that the draft revised Protocol for Public Speaking at Council Meetings, attached as Appendix 2 to the report, be recommended to Council for approval, subject to the following amendments to the procedures for public speaking at meetings of the Planning Committee:

Paragraph 3 to read: 'Members of the public who wish to speak on applications are encouraged to submit comments on the application to the local planning authority, Cornwall Council.'

Paragraph 8 to read: 'A maximum time of 20 minutes will be allowed for a presentation and may be followed by questions from Councillors for clarification. In exceptional circumstances, the Chairman may use his discretion to allow further time.'

Paragraph 12 to read: 'Public speaking on planning applications will be taken in the order of the agenda with the individual speakers in the following order:

- (i) Applicant and/or agent
- (ii) Speaker(s) in support
- (iii) Speaker(s) against.

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

102. LOCAL COUNCIL PROTOCOL

RESOLVED TO RECOMMEND TO COUNCIL that the draft Planning Protocol, attached as Appendix 2 to the report, be adopted.

Proposed by Councillor J Langan and seconded by Councillor C S F Smith

There being no further business the meeting was closed at 8.25pm.



PLANNING COMMITTEE

13 SEPTEMBER 2016

Planning Applications

App. No.	Details	Response Deadline	Response
PA16/07534	Mr and Mrs J Luxmoore 14 Trevance, Penryn TR10 8RD Garage conversion into third bedroom and utility area	14/09/16	



PENRYN
Town Council

PLANNING COMMITTEE

13 SEPTEMBER 2016

Decision Notices

App. No.	Details	Decision	Decision Date	Council's Observation
PA16/05603	Mr Caius Simmons Stoke House, 54 Lower Market Street, Penryn TR10 8BH Removal of existing flat roof covering and re-felt/cover the roofing area	Approved	24/08/16	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.

App. No.	Details	Decision	Decision Date	Council's Observation
PA16/06043	Mr Caius Simmons Stoke House, 54 Lower Market Street, Penryn TR10 8BH Listed building consent for the removal of existing flat roof covering and re-felt/cover the roofing area	Approved	24/08/16	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.
PA16/06127	Ms Georgina Ford 3 Saracen Crescent, Penryn TR10 8PU Put in a porous gravel top based driveway at front of property, which will have one disabled space and one regular parking space	Approved	25/08/16	No objections.
PA16/06625	Mr and Mrs Matthews 61 Trelowen Drive, Penryn To erect PVCU conservatory to the rear of the property	Approved	18/08/16	No objections.

App. No.	Details	Decision	Decision Date	Council's Observation
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	Refused	30/08/16	The Town Council objects on the grounds of over-development 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 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.
PA16/06819	Mrs Fiona Campbell-Howes 42 Broad Street, Penryn Construction of new single storey rear extension, to accommodate the repositioning of kitchen and increase living space.	Approved	31/08/16	No objections.
PA16/06820	Mrs Fiona Campbell-Howes 42 Broad Street, Penryn Listed building consent for construction of new single storey rear extension, to accommodate the repositioning of kitchen and increase living space.	Approved	31/08/16	No objections.

App. No.	Details	Decision	Decision Date	Council's Observation
PA16/05515	Mr P Fittock 22 St Gluvias Street, Penryn Listed building consent to replace windows at front of property with double glazed timber framed replicas, as existing windows have deteriorated	Refused	31/08/16	No objections.