

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 25 OCTOBER 2016 AT 7.00PM IN THE COUNCIL CHAMBER, TOWN HALL, PENRYN

Councillors

J Langan (Vice-Chairman, in the Chair)

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

119. APOLOGIES

Apologies were received from Mrs M V Bennett (ill), G C Rickard (ill) C S F Smith (away) and E L Wilkes (ill).

120. DECLARATIONS OF INTEREST

Councillor M Snowdon declared a registrable interest in Agenda No. 5 (Pre-Planning Presentation) as he owned a number of properties let to students, and a registerable interest in Agenda No. 8 (Planning Applications) as he lived in close proximity to the proposed site for Application No. PA16/09068 (Land North of Polsethow Vale, Polsethow, Penryn).

121. DISPENSATIONS

There were no requests for dispensations. The Town Clerk advised that it was accepted that members of the Planning Committee had a dispensation to vote on Application No. PA16/09193 (Penryn Clock Tower, Higher Market Street, Penryn) as to not do so would render it impossible to respond to the consultation.

122. PRE-PLANNING PRESENTATION

The Committee received a pre-planning presentation from Mr Martin Eva on proposals for two dwellings on land at 40 Greenwood Crescent. The Committee made a number of comments on the proposals and commended Mr Eva on his aspirations to develop ecologically sound dwellings which would appeal to local residents.

123. PRE-PLANNING PRESENTATION

The item was withdrawn as neither the applicant nor their agents were present at the meeting.

124. PUBLIC PARTICIPATION

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

125. MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 4 October 2016 be approved and signed by the Chairman as a correct record.

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

126. PLANNING APPLICATIONS

Having declared a registerable interest earlier in the meeting, Councillor M Snowdon left the meeting for the duration of the following item and did not take part in the debate nor the vote.

PA16/09068 – Land North of Polsethow Vale, Polsethow, Penryn

RESOLVED that the Town Council has no objections.

Proposed by Councillor D Garwood and seconded by Councillor M J Mullins

Councillor J Langan requested that his name be recorded as abstaining from voting on the above item.

Following the above decision, Councillor M Snowdon returned to the meeting.

PA16/08018 – 6 College Ope, St Thomas Street, Penryn

RESOLVED that the Town Council has no objections.

Proposed by Councillor M Snowdon and seconded by Councillor N S Ferris

PA16/08283 – Mid Cornwall Roofing Contractors, Hill Head, Penryn

Concerns were expressed that the builder's yard at the rear of the proposed dwelling appeared to be remaining in operation and that the inclusion of a parking space to the south of the proposed dwelling would narrow the entrance to that yard, which would increase the difficulty of accessing the yard on a junction which was already problematic.

RESOLVED that the Town Council objects to the application on the grounds that the close proximity to a working yard on the remainder of the land in the ownership of the applicant would have a detrimental effect on the amenity of the proposed dwellings and the provision of parking to the south of the proposed dwelling would have an adverse impact on the safety of the access to the yard.

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

PA16/09193 – Penryn Clock Tower, Higher Market Street, Penryn

It was noted that the proposed works would alleviate the issues with damp in the clock tower which was arguably the most important historic building remaining in the town.

RESOLVED that the application be fully supported.

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

127. CORNWALL SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

The Committee considered the questions set out in the consultation document on the Cornwall Site Allocations Development Plan Document. The Committee supported the visions, aims and objectives set out in the document and agreed with the strategy text relating to the sections on economic growth, retail and housing. With regard to the proposals set out within the infrastructure sections, the Committee considered that the proposals were generally inadequate to support future growth.

The Committee considered the proposed allocations, and their policy wording and a number of comments were made. It was moved by Councillor R P Mitchell and seconded by Councillor Mrs S Peters that Cornwall Council be advised that site FP-H1 (College/Hillhead) should be removed from the allocations as it contradicted paragraphs 7.71 to 7.72 of the document by creating a 'pinch point' in the green corridor between the towns of Penryn and Falmouth. On a vote the motion was lost.

Concerns were raised regarding the level of affordable housing proposed for sites FP-H1 (College/Hillhead), FP-M1 (Kernick), FP-H2 (Falmouth North) and FP-H3 (Kergilliack (Phase 2)). The Town Clerk advised that the level of affordable housing proposed of 25% was a minimum and that the document had to comply with the Cornwall Local Plan which had set a level of 25% following a challenge from the Planning Inspector.

RESOLVED that the Town Council considers that the minimum level of affordable housing on sites FP-H1 (College/Hillhead), FP-M1 (Kernick), FP-H2 (Falmouth North) and FP-H3 (Kergilliack (Phase 2)) must be set at 40%.

Proposed by Councillor R P Mitchell and seconded by Councillor Mrs G A Grant

RESOLVED that the Town Council supports the allocation of site FP-M1 (Kernick) for approximately 100 dwellings and B1a office space.

Proposed by Councillor J Langan and seconded by Councillor D Garwood

It was moved by Councillor R P Mitchell and seconded by Councillor D Garwood that Cornwall Council be advised that site FP-H2 (Falmouth North) should be removed from the allocations as it contradicted paragraphs 7.71 to 7.72 of the document by creating a 'pinch point' in the green corridor between the towns of Penryn and Falmouth. On a vote the motion was lost.

RESOLVED that the Town Council supports the allocation of site FP-H3 (Kergilliack (Phase 2)) for approximately 200 dwellings.

Proposed by Councillor M Snowdon and seconded by Mrs S Peters

RESOLVED that the Town Council supports the allocation of site FP-ED1 (Penryn Campus Expansion) for D1 education and supporting facilities, B1 office space, and C1 student accommodation.

Proposed by J Langan and seconded by Councillor D Garwood

The Committee considered whether it wished to propose any alternative sites for development. It was moved by Councillor J Langan and seconded by Councillor Mrs G A Grant that the area of land encompassing site FP-St5 (Treliever Direction of Growth), bounded by the university to the south, the railway to the west and the A39 to the east, be allocated for future housing development. The vote being tied, the Vice-Chairman (in the Chair) exercised his casting vote to vote against the proposal.

The Committee ranked in order of preference the proposed sites for student accommodation as follows:

1. FP-St2: Falmouth Road (approximately 800 units of C1 student accommodation)
2. FP-St4: Ocean Bowl (approximately 200 units of C1 student accommodation)
3. FP-St1: Quarry Car Park (approximately 300 units of C1 student accommodation)
4. FP-St3: Arwenack Street (approximately 150 units of C1 student accommodation)

5. FP-St5: Treliever Direction of Growth (future direction of growth for student accommodation)

With regards to site FP-St5 (Treliever Direction of Growth), the Committee considered that, should the site be developed for student accommodation, the rent must be competitive with the local market and the site must have good bus links with the towns of Penryn and Falmouth in order to ensure student take up of the accommodation.

It was moved by Councillor R P Mitchell and seconded by D Garwood that the Town Council considers the Falmouth and Penryn strategy in the draft Cornwall Site Allocations Development Plan Document to be contradictory within which the aspirations and strategic ideals cannot be met by the proposed development. On a vote the motion was lost.

RESOLVED that delegated authority be granted to the Town Clerk to respond to the consultation in accordance with the views expressed by the Committee.

Proposed by Councillor J Langan and seconded by Councillor M Snowdon

128. COUNCIL TAX REFERENDUM PRINCIPLES

The Town Clerk referred Councillors to a suggested response to the Local Government Finance Settlement Technical Consultation formulated by the Cornwall Association of Local Councils which had previously been circulated by email.

RESOLVED that delegated authority be granted to the Town Clerk to respond to the consultation in accordance with the views set out in the suggested response formulated by the Cornwall Association of Local Councils.

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

There being no further business the meeting was closed at 9.20pm.