

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY 6 DECEMBER 2016 AT 7.00PM IN THE COUNCIL CHAMBER, TOWN HALL, PENRYN

Councillors

C S F Smith (Chairman)

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

139. APOLOGIES

Apologies were received from Mrs S Peters (other Council business), M Snowdon (other Council business) and E L Wilkes (ill).

140. DECLARATIONS OF INTEREST

Councillor C S F Smith declared a non-registerable interest in Agenda No. 6 (Planning Applications), Application Nos. PA16/10201 and PA16/10821, as he was personally acquainted with the applicants.

Councillor D Garwood declared a registerable interest in Agenda No. 6 (Planning Applications), Application No. PA16/03323, as he was an employee of FXPlus.

141. DISPENSATIONS

There were no requests for dispensations.

142. PUBLIC PARTICIPATION

The Chairman suggested that, due to the contentious nature of Application No. PA16/03323 (University Campus, Penryn), Standing Orders 3(f) and 3(g), which restrict public speakers to a limit of three minutes, be suspended for the duration of the item to allow Councillors to hear fully from both the applicant and objectors.

RESOLVED that Standing Orders 3(f) and 3(g) be suspended for the duration of the following item.

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

Robert Hillier, Peter Cox and Ruth Grimmer of Falmouth University spoke in support of Application PA16/03323 (University Campus, Penryn). In response to questions from Councillors they advised the following:

- Approximately 9% of students lived at home and this was an increasing trend with the remaining 15% growth largely being accommodated in HMOs in Truro and further afield. The university was over-delivering against its target of accommodating 75% of students in purpose built student accommodation and there was a changing pattern of demand with returning students preferring this to private accommodation.
- The university's intake of students was slowing due to university policy rather than a decrease in demand. There had also been a marked increase in online studying.
- The predicted figures would not be reached before 2022-23 and would involve the development of land to the north of the campus. Cornwall Council's view was that campus expansion could be accommodated at Treliever and Treluswell.
- The university was run on charitable grounds but could be allowed to go bankrupt. The main concern of students was employability and therefore the courses were

dictated by demands in the market. All courses at Falmouth University were designed to respond to the creative industries market.

Mrs Julia Rowe attended the meeting and spoke in objection to Application PA16/03323 (University Campus, Penryn).

Mr John Ellis attended the meeting and spoke in objection to Application PA16/03323 (University Campus, Penryn). In response to questions from Councillors he stated that he believed that the figure of 7479 which related to the student enrolled in 2016/17 were the previously projected figures and that the correct figure was 7019.

Following the above item, Standing Orders 3(f) and 3(g) were reinstated.

143. MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 15 November 2016 be approved and signed by the Chairman as a correct record.

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

144. PLANNING APPLICATIONS

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

PA16/03323 – University Campus, Penryn

The Committee considered the new information submitted and the comments of the speakers earlier in the meeting and during the debate the following points were raised:

- Councillors had heard two conflicting views regarding the numbers of students currently on campus and could therefore not be expected to make a judgement on the application.
- It was noted that conditions would be attached to require sufficient bed spaces to be provided before expansion could continue.
- The positive impact of the university on the town centre businesses was acknowledged.
- It was commented that the statistics claimed by the objectors did not take into account those students who lived at home or in other areas.
- It was acknowledged that changes had been made which minimised the impacts on Penryn although it was appreciated that the situation may be different for Falmouth.

RESOLVED that the Town Council has no objections.

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

Following the above decision, Councillor D Garwood returned to the meeting.

PA16/10576 – Flat 1, Manor Court, Saracen Place, Penryn

RESOLVED that the Town Council has no objections.

Proposed by Councillor M J Mullins and seconded by Councillor G C Rickard

Having earlier declared a registerable interest, Councillor C S F Smith left the meeting for the duration of the following items and did not take part in the debate nor the vote. In the absence of the Chairman, the Vice-Chairman took the Chair.

PA16/10201 – Ground Floor, Unit C Penmarin House, Commercial Road, Penryn

RESOLVED that the Town Council has no objections.

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

PA16/10821 – 81 The Terrace, Penryn

RESOLVED that the Town Council objects to the use of illuminated signage in the Conservation Area.

Proposed by Councillor J Langan and seconded by Councillor Mrs G A Grant

Following the above decision, Councillor C S F Smith returned to the meeting and resumed in the Chair.

PA16/10969 – 1 Round Ring Gardens, Penryn

It was commented that the trees provided amenity value in the vicinity and there was no direct evidence that they were a danger to the public.

RESOLVED that the Town Council objects to the removal of the trees which provide amenity value in the locality.

Proposed by Councillor J Langan and seconded by Councillor Mrs G A Grant

PA16/10659 – Land South of High Cross, Enys, Penryn

It was commented that, whilst it had been accepted that the current permission for one dwelling on the land was infill development, the addition of four further dwellings would encroach into the open countryside and constituted overdevelopment.

RESOLVED that the Town Council objects to the application on the grounds of overdevelopment of greenfield land encroaching on the open countryside.

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

PA16/11115 – 22 Saracen Place, Penryn

RESOLVED that the Town Council has no objections.

Proposed by Councillor J Langan and seconded by Councillor N S Ferris

145. DECISION NOTICES

The list of decision notices was noted.

146. DRAFT CORNWALL HARBOUR ORDER

The Committee considered a response to a letter from Cornwall Council's Maritime Manager seeking the Town Council's views on a proposed single Harbour Order for

Cornwall Council's ports and harbours. During discussion it was commented that the running of a port was way beyond the expertise of the Town Council, however, it was also stated that should the Harbour Order be approved the port would be permanently lost to the town and that the Town Council should manage the port and that it could be run with competent employees and although it would cost money, the port held a reserve in the region of £300k.

RESOLVED that Cornwall Council be advised that Penryn Town Council was not in support of a Cornwall-wide Harbour Order.

Proposed by Councillor J Langan and seconded by Councillor D Garwood

RESOLVED TO RECOMMEND TO COUNCIL that a business plan be drawn up with a view to requesting devolution of the Port of Penryn from Cornwall Council to Penryn Town Council.

Proposed by Councillor J Langan and seconded by Councillor D Garwood

Councillor Mrs G A Grant requested that her name be recorded as abstaining from the above decision.

147. CORNWALL LOCAL COUNCILS PRE-APPLICATION PROTOCOL

RESOLVED that

- (a) the Cornwall Local Councils Pre-application Protocol, attached as Appendix 1 to the report, be adopted;
- (b) the model approach to pre-application discussions be noted and published on the Town Council's website; and
- (c) delegated authority be granted to the Town Clerk to complete the registration and profile form, and publish to the website, in consultation with the Chairman and Vice-Chairman of the Planning Committee.

There being no further business the meeting was closed at 8.55pm.