



PENRYN Town Council

NOTICE IS HEREBY GIVEN OF A MEETING OF THE PLANNING COMMITTEE TO BE HELD ON **TUESDAY 3 JANUARY 2017 AT 7.00 P.M. IN THE COUNCIL CHAMBER, TOWN HALL, PENRYN** FOR THE TRANSACTION OF THE UNDERMENTIONED BUSINESS.

Michelle Darcy

Town Clerk
23 December 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 3 January 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. MINUTES

To approve as a correct record the minutes of the meeting of the Planning Committee held on 6 December 2016 [Pages 3-6]

6. PLANNING APPLICATIONS

To consider planning applications submitted for observations [Pages 7-8]

7. DECISION NOTICES

To note the planning decisions of the Local Planning Authority [Page 9-11]

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 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.



PLANNING COMMITTEE

3 JANUARY 2017

Planning Applications

App. No.	Details	Response Deadline	Response
PA16/10789	Mr Isaac Walmsley 10A St Gluvias Street, Penryn Listed building consent for refurbishment including re-roofing, replacement of windows, installation of a flue, re-rendering and internal alterations	21 December	No objections. <i>Signed off by Cllr C S F Smith and Cllr J Langan 13/12/2016</i>
PA16/11280	Mr Philip Dommett Westhill, West Street, Penryn Replacement of existing timber porch with a new timber replacement on the same footprint. Listed building consent has been obtained	23 December	No objections. <i>Signed off by Cllr C S F Smith and Cllr J Langan 15/12/2016</i>
PA16/11138	Mr and Mrs M Snowdon Land at rear of 15 Broad Street, Penryn Proposed construction of end terrace cottage with amenity area	30 December	
PA16/03323	Falmouth Exeter Plus University Campus Penryn Variation of condition 19 of application W2/PA08/01579/OM to allow an increase in the total number of students enrolled on course at the Penryn Campus up to 7,500	5 January 2017	

App. No.	Details	Response Deadline	Response
PA16/11734	Mrs B Harris 51 Glasney Place, Penryn Installation of external platform lift	5 January 2017	
PA16/11614	Mr Jeremy Ingram Flat 2, 33 Bohill, Penryn Installation of new window in rear elevation of living room. Renewing the roof covering and repainting the weatherboarding to the rear	10 January 2017	



PENRYN
Town Council

PLANNING COMMITTEE

03 JANUARY 2017

Decision Notices

App. No.	Details	Decision	Decision Date	Council's Observation
PA16/09311	Mrs Gillian Amos 1 Trelowen Drive, Penryn Remove branch from Ash	Approved	25/11/16	No objections.
PA16/07412	Mr and Mrs Ian and Sarah And Jeremy Park and Mr J Ingram 33 Bohill, Penryn Listed Building Consent to renew roof covering using natural slate and install two new windows to the rear elevation. Redecoration to the weather boarding on the rear elevations	Approved	25/11/16	Fully supported.
PA16/09931	Mr P Ladd WJ Ladd Land at Vinery Meadow, Penryn Felling of a Monterey Pine	Refused	29/11/16	Penryn Town Council strongly objects to the application on the grounds outlined in the tree officer's comments which it fully endorses.

App. No.	Details	Decision	Decision Date	Council's Observation
PA16/05324	Mr N Lake, Lake Inns and Leisure Land adjacent 8 New Street, Penryn Erection of a block of four new flats	Approved	01/12/16	The Town Council objects due to the following reasons: <ul style="list-style-type: none"> •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
PA16/09193	Penryn Town Council Penryn Clock Tower, Higher Market Street, Penryn Listed Building Consent: remedial works to clock tower	Approved	7/12/16	Full supported.
PA16/09741	Mr S Jago 1 Treverbyn Rise, Penryn Proposed replacement garage and rear porch extension	Approved	8/12/16	No objections.
PA16/09988	Mr and Mrs Johnstone Plot 5 Bella Vista Gardens, Truro Hill, Penryn Proposed new dwelling and detached garage	Approved	14/12/16	No objections.

App. No.	Details	Decision	Decision Date	Council's Observation
PA16/08283	Mr Shaun Gilbert Mid Cornwall Roofing Contractors, Hill Head, Penryn Change of use to two spate flats	Approved	15/12/16	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.
PA16/10201	Mr Peter Williams Ground Floor Unit C, Penmarin House, Commercial Road, Penryn Change of use from veterinary surgery to retailing electric bikes and a photography studio	Approved	20/12/16	No objections.
PA16/11115	Mr J Gray-Read 22 Saracen Place, Penryn Proposed replacement garage	Approved	22/12/16	No objections.
PA16/10969	Mrs Karen Hawken 1 Round Ring Gardens, Penryn Works to trees subject to a tree preservation order. Felling of five Elms and crown reduction of one further Elm.	Approved	22/12/16	The Town Council objects to the removal of the trees which provide amenity value in the locality.