



Dear Councillor

You are hereby summoned to a meeting of Penryn Town Council's Planning Committee to be held **virtually via Zoom** on **Monday 19 October 2020** at **7.00 p.m.** For the transaction of the undermentioned business. *Members will receive a link by email to join the meeting.*

**Members of the public who wish to speak during public participation** regarding items on the agenda are asked to contact Penryn Town Council by 12pm on Monday 19 October to obtain a link to the meeting. Email [linda.body@penryntowncouncil.co.uk](mailto:linda.body@penryntowncouncil.co.uk) or Tel: 01326 373086.

**Town Clerk**  
12 October 2020

Members of the public wishing to view the livestream of the meeting can use the link below to gain public access to the Town Council's YouTube Channel. Live streaming will commence at 7pm <https://www.youtube.com/channel/UCS0-rbnw-rxlxOwG5RuvLTw>

## **PLANNING COMMITTEE AGENDA**

- 1. APOLOGIES**  
To receive apologies for absence
- 2. DECLARATIONS OF INTEREST**  
To receive declarations of interest in respect of any items on the agenda
- 3. DISPENSATIONS**
- 4. PUBLIC PARTICIPATION**  
An opportunity for members of the public to address the Planning Committee concerning matters on the agenda. Members of public who wish to speak should contact the Town Council by 12.00p.m. (noon) on Monday 19 October 2020 to register. For full details of procedures for public speaking at Council meetings, please visit the Town Council's website, [www.penryntowncouncil.co.uk](http://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. PLANNING MINUTES**  
To approve as a correct record minutes 21 to 29 of the virtual meeting of the Planning Committee held on 21 September 2020 [Pages 3 to 5]

**6. CORRESPONDENCE**

To receive items of correspondence relevant to the committee

**7. PLANNING APPLICATIONS**

To consider the planning applications submitted for observation. [Pages 6 to 8]

**8. DECISION NOTICES**

To note the planning decision notices from Cornwall Council [Page 9]

**9. FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE (F&PCAAC)**

To note the minutes of the F&PCAAC meeting on 7 September 2020 [Pages 10 to 11]

**10. PENRYN AND FALMOUTH CYCLE ROUTE IMPROVEMENT**

To discuss and receive an update on the proposed improvement to the Penryn and Falmouth Cycle route

**Membership:**

Councillor Wenmoth (Town Mayor)  
Councillor Tucker (Deputy Town Mayor)  
Councillor Bennett  
Councillor Edwards  
Councillor Garrett  
Councillor Langan  
Councillor H May

Councillor M May  
Councillor McSorley  
Councillor Peters  
Councillor Rickard  
Councillor Ruby  
Councillor Snowdon  
Councillor Widdon

MINUTES OF THE MEETING OF THE **VIRTUAL PLANNING COMMITTEE** OF PENRYN TOWN COUNCIL HELD ON **MONDAY 21 SEPTEMBER 2020 AT 8.45PM**

**Councillors**

Langan (Chairman), McSorley (Vice Chairman), Bennett, Edwards, Garrett, H May, M May, Tucker, Wenmoth and Widdon

**In Attendance**

L Body – Administration Officer

J Symons - Cornwall Councillor for Penryn East & Mylor

H Perry – Town Clerk

**21. APOLOGIES**

Apologies for absence were received from Councillors Rickard (medical) and Ruby (work).

Councillors Peters and Snowdon were absent, no apology given

**22. DECLARATIONS OF INTEREST**

Councillor Garrett declared a non-pecuniary interest in planning application PA20/05404 as the applicant is a close associate

**23. DISPENSATIONS**

There were no requests for dispensations.

**24. PUBLIC PARTICIPATION**

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

**25. MINUTES**

**RESOLVED** that minutes 10 to 20 of the meeting of the Planning committee held on the 17 August 2020 be approved and signed as a correct record.

*Proposed by Councillor Edwards and seconded by Councillor H May*

**26. CORRESPONDENCE**

There were no items of correspondence relevant to the committee.

**27. PLANNING APPLICATIONS**

**PA19/10381 – Pen Bethan, Hillhead Road, Kergilliack, Budock**

**RESOLVED** that the Town Council has no objections to the application. However, the Town Council would like to reiterate its concerns and requests for further investigation made on the 21 January 2020:

- safe pedestrian access on Hillhead
- adequate pedestrian and cycle links to existing services

- inadequate recreational space
- native trees to be planted
- inadequate inclusion of solar panels, need to maximise the use of solar energy
- high level of traffic will be created towards what is already a very busy Eastwood Road
- concerns regarding infrastructure

In conjunction with the forthcoming adoption of our Neighbourhood Plan and the declaration of the Climate Emergency, Penryn Town Council encourage all applications where relevant to consider renewable energy options, such as solar panels and non-gas reliant heating; energy efficiency measures, such as insulation; sustainably sourced materials and inclusion of electric car charging points.

The application to also adhere to the emerging Climate Change Development Plan Document and the Ecology report.

*Proposed by Councillor M May and seconded by Councillor Garrett.  
Councillors Widdon and Edwards wished to be recorded as abstaining from the vote.*

**PA20/04616 – Bank House, 33 Higher Market Street, Penryn**

**RESOLVED** that the Town Council has no objections to the application.

*Proposed by Councillor M May and seconded by Councillor McSorley*

Having earlier in the meeting declared an interest in application PA20/05404 Councillor Garrett left the meeting and did not take part in the debate or the vote.

**PA20/05404 – Micho 1020 Ltd., 30 Parkengue, Penryn**

**RESOLVED** that the Town Council has no objections to the application.

*Proposed by Councillor Widdon and seconded by Councillor Edwards*

**PA20/06056 – Trenance, Round Ring, Penryn**

**RESOLVED** that the Town Council objects to the application, as guided by the recommendations of the Tree Officer.

*Proposed by Councillor Langan and seconded by Councillor McSorley*

**PA20/06260 – 25 Trelowen Drive, Penryn**

**RESOLVED** that the Town Council has no objections to the application subject to satisfactory advice given by the Tree Officer.

*Proposed by Councillor M May and seconded by Councillor Edwards.*

**PA20/06586 – The Vicarage, Church Hill, Penryn**

**RESOLVED** that the Town Council has no objections to the application.

*Proposed by Councillor Langan and seconded by Councillor Widdon.*

Following the above resolution Councillor Garrett returned to the meeting.

**PA20/06942 – Land North of Golden Acre, Durgan Lane, Penryn**

**RESOLVED** that the Town Council has no objections to the meeting subject to sufficient access for emergency vehicles and should meet BREEAM standards.

*Proposed by Councillor Langan and seconded by Councillor McSorley*

**28. DECISION NOTICES**

The list of decision notices were noted

**29. FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE**

The comments on the applications listed on the agenda of the Falmouth & Penryn Conservation Areas Advisory Committee on the 3 August 2020 were noted.

There being no further business to transact the meeting was closed at 9.40pm

**CHAIRMAN**

## PENRYN TOWN COUNCIL

### PLANNING

#### Planning Applications – Committee Meeting 19 October 2020



App. No	Details	Response Deadline
<a href="#">PA20/05727</a>	<b>Application type:</b> Full Application <b>Location:</b> 9 Dunvegan Road, Penryn, TR10 8HJ <b>Proposal:</b> Garage extension, single storey, hipped roof, to provide office store and W.C. in conjunction to main dwelling <b>Applicant:</b> Mr L Gilbert	20 October 2020
<a href="#">PA20/06056</a>	<b>Application type:</b> Tree Preservation Order <b>Location:</b> Trenance, Round Ring, Penryn TR10 9LA <b>Proposal:</b> G1 Hedge row Elm trees – height reduction by 10% to a height of 10m <b>Applicant:</b> Mr Jerry Brown	20 October 2020
<a href="#">PA20/07170</a>	<b>Application type:</b> Full Application <b>Location:</b> 17 New Street, Penryn TR10 8EB <b>Proposal:</b> Proposed refurbishment of the outbuildings at the rear of the main house <b>Applicant:</b> Andreas Sterling	20 October 2020
<a href="#">PA20/07171</a>	<b>Application type:</b> Listed Building Consent <b>Location:</b> 17 New Street, Penryn TR10 8EB <b>Proposal:</b> Proposed refurbishment of the outbuildings at the rear of the main house <b>Applicant:</b> Andreas Sterling	20 October 2020
<a href="#">PA20/07350</a>	<b>Application type:</b> Full Application <b>Location:</b> 10 Shute Lane, Penryn, TR10 8EY <b>Proposal:</b> Convert an integral garage into living space <b>Applicant:</b> Mr Georgiana and Rebecca Ewart	22 October 2020

App. No	Details	Response Deadline
<a href="#">PA20/07371</a>	<p><b>Application type:</b> Full Application  <b>Location:</b> 73 Bohelland Road, Penryn TR10 8DY  <b>Proposal:</b> Full planning for the proposed construction of timber outbuilding in back garden for use as a part-time nail salon  <b>Applicant:</b> Shellie Pryn</p>	15 October 2020
<a href="#">PA20/07421</a>	<p><b>Application type:</b> Tree Preservation Order  <b>Location:</b> 6 Vinery Meadow, Penryn TR10 8FJ  <b>Proposal:</b> Works to trees namely – Lime Tree crown lift – subject to a Tree Preservation Order (TPO)  <b>Applicant:</b> Jennifer Shipley</p>	13 October 2020
<a href="#">PA20/07562</a>	<p><b>Application type:</b> Full Application  <b>Location:</b> Mariners Fish and Chips, 62-64 Lower Market Street, Penryn TR10 8BH  <b>Proposal:</b> Installation of retractable canopy over shop front  <b>Applicant:</b> Mr &amp; Mrs G and M Mackeall</p>	13 October 2020
<a href="#">PA20/07772</a>	<p><b>Application type:</b> Full Application  <b>Location:</b> Formerly known as 'Brigantine' Land off Lower Market Street, Penryn TR10 8BH  <b>Proposal:</b> Erection of 12 x one-bed purpose built supported living units, with communal hub and staff office (C2) and all associated site works including landscaping.  <b>Applicant:</b> Mr Richard Freeman</p>	27 October 2020
<a href="#">PA20/07793</a>	<p><b>Application type:</b> Full Application  <b>Location:</b> The Outspan, West End, Penryn TR10 8HD  <b>Proposal:</b> Replacement of asbestos-cement, slate, hipped-roof, with a timber shingled mansard roof, replacement of conservatory to the west of the property and associated works and the minor extension to an existing garage and the replacement of its flat asbestos sheet roof with a pitched profiled steel roof.  <b>Applicant:</b> Mrs Frances Crow</p>	20 October 2020

App. No	Details	Response Deadline
<a href="#">PA20/08031</a>	<p><b>Application type:</b> Full Application  <b>Location:</b> Treetops 31A Woodland Avenue, Penryn TR10 8PG  <b>Proposal:</b> Removal of existing timber garage length 6.0m x width 3.2m x height 3.0m and replacement in same location with a concrete garage length 8m x width 4.5m x height 3.6m (ridge).  <b>Applicant:</b> Mr James Nurse</p>	23 October 2020
<a href="#">PA20/08197</a>	<p><b>Application type:</b> Trees in a Conservation Area  <b>Location:</b> 6 West End, Penryn TR10 8HG  <b>Proposal:</b> Works to a tree in a conservation area – fell conifer (T1)  <b>Applicant:</b> Mr Martin Corey – Hortech Ltd</p>	15 October 2020
<a href="#">PA20/08406</a>	<p><b>Application type:</b> Full Application  <b>Location:</b> Graysands, 4 Penvale Drive, Penryn Cornwall  <b>Proposal:</b> Conversion of existing double garage into living space. Replacement of existing garage shutter doors with pre-built window and doorway  <b>Applicant:</b> Ashley Wall</p>	30 October 2020
<a href="#">PA20/08286</a>	<p><b>Application type:</b> Listed Building Consent  <b>Location:</b> Kernick House, Kernick Park, Penryn TR10 9DG  <b>Proposal:</b> Listed Building consent to replace 4no wooden single glazed windows with: 1 no fixed casement wooden single glazed window, 1no top opening casement wooden single glazed window, 2no box sash wooden single glazed windows  <b>Applicant:</b> Mr Simon Hammond</p>	3 November 2020





## PENRYN TOWN COUNCIL

### Planning Decision Notices

Committee Meeting - 19 October 2020

Application No.	Details	Decision	Decision Date	Council's Observations
PA20/01301	<p><b>Location:</b> The JP Building, Hill Head, Penryn TR10 8JU</p> <p><b>Proposal:</b> Change of use from redundant industrial building Class B1/B8 to yoga studio D2 and café A1</p> <p><b>Applicant:</b> Miss E Kite</p>	APPROVED	23.09.2020	Fully Support
PA20/07765	<p><b>Location:</b> Bank House 33 Higher Market Street Penryn Cornwall TR10 8EQ</p> <p><b>Proposal:</b> Work to trees namely - remove overhanging branches of Corsican Pine within a Conservation Area</p> <p><b>Applicant:</b> Miss Ruth Warfield</p>	NOT TO MAKE A TPO	23.09.2020	No comments were required from the Town Council – decided by Cornwall Council under delegated authority
PA19/08235	<p><b>Location:</b> The New Fire Station Veterinary Surgery, Parc Briwer, Penryn TR10 8LF</p> <p><b>Proposal:</b> Installation of external M&amp;E plant (external VRF condenser units) and replacement of external windows and doors</p> <p><b>Applicant:</b> Sandra Wright</p>	APPROVED	05.10.2020	No Objections
PA20/01796/PREAPP	<p><b>Location:</b> Land to rear of St James Terrace, Penryn TR10 8NW</p> <p><b>Proposal:</b> Pre-application advice for single, detached dwelling</p> <p><b>Applicant:</b> Catriona Venner De Cortez</p>	CLOSED ADVICE GIVEN	02.10.2020	No comments submitted – For information

**FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE**

**MINUTES of ZOOM Meeting hold**

**Monday 7<sup>th</sup> September 2020 at 2.15p.m.**

**Present:**

Rosemary Riddette-Gregory Chair	Falmouth & District Hotels & B.I.D
Angela Shields	Falmouth Civic Society
John Spargo	Falmouth Town Council
Grenville Tresidder	R.I.C.S.
Beverley Kendall	Cornish Buildings Group
Ruth Abraham	Falmouth Town Management

**Apologies:** None Received

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**1.0 Apologies for Absence**

As above.

**2.0 Comments on 3<sup>rd</sup> August Agenda**

Accepted and signed as a true and accurate record.

**3.0 Matters arising not on the agenda.**

Rosemary asked that it is acceptable for members to provide Ruth with email addresses and contact telephone numbers to be circulated to the Committee should anyone wish to discuss an application prior to the meeting.

**4.0 Applications presented at the meeting.**

PA20/05763		<b>Cormorant Penwerris Terrace Falmouth TR11 2PA</b> Proposed replacement of three existing separate dormer windows with a single dormer window within the roof of the north east elevation. <i>This is a prominent building and this application provides no enhancement to the Conservation Area particularly bearing in mind the close proximity of the building with the neighbouring 18<sup>th</sup> /19<sup>th</sup> Century houses.</i>
F&PCCAC		
PA20/06391	4	<b>Clare Terrace Falmouth TR11 3ES</b> Replacement of fibre cement roof with natural slate, the installation of roof windows on the rear south- east elevation and alterations to existing openings. <i>The Committee Would prefer to see a dormer on the front of the building.</i> <i>We consider the proposed new fenestration at the rear to be totally inappropriate for the age / style of the building and the proposed rooflight excessively over large.</i>

PA20/06064  F&PCAAC	8	<b>Kimberley House, Kimberley Place Falmouth TR11 3QL</b> Listed building consent for proposed replacement of existing fireplace with wood burner and installation of flue. Listed building consent for existing opening between kitchen and dining area. <i>Object - the Committee do not consider it appropriate to install a Wood Burner in this Listed Building.</i>
PA20/06644  F&PCAAC		<b>Strongmans Yard (Former Falmouth Coachworks) Penwerris Lane Falmouth TR11 2PF</b> Demolition of the existing workshops and replacement with a 135 bed student accommodation scheme with associated facilities and infrastructure. The proposal also contains a common room, laundry, office and bin store as well as secure cycle storage. Proposed development to include the demolition of an existing garage and replacement with a new garage relocated on the site with variation of condition 3 attached to appeal decision APP/D0840/W/17/3178389 (PA17/01167). <i>Strongly Object. It appears that restrictions are currently being broken and we question whether enforcement is working.</i>
PA20/06453  F&PCAAC	37	<b>North Parade Falmouth TR11 2TE</b> Demolition of existing dwelling mundic and replacement with new two storey dwelling and detached garage. <i>The Committee object to this scheme as seen from the drawings and have no wish to be party to the precedent setting given that there are no other similar changes to houses on this part of the road. It appears currently to be the smallest bungalow and the footprint of the new build would be larger and higher than its neighbours.</i> <i>Whilst we quite like the design it sits too high on the plot and would also lead to a complete change to the strong inter-war character of this side of the road.</i>
PA20/05576  F&PCAAC	23	<b>Silverdale Road, TR11 4HP</b> Replacement dwelling. <i>Object – the application offers no enhancement and in fact would be detrimental to the area.</i> <i>This proposal is totally different and out of keeping with its surroundings – it would be ugly and over-bearing in this very prominent location.</i>
PA20/01783  F&PCAAC		<b>The Garages Wodehouse Terrace Falmouth TR11 3EW</b> PRE-APPLICATION advice for conversion of storage building into dwelling. <i>The Committee support this application BUT would prefer to see larger windows on the road side elevation.</i>
PA20/04501  F&PCAAC	68	<b>Melville Road, Falmouth TR11 4DD</b> Small single storey extension of approximately 17M2 with a set of bi-fold doors. <i>Surprised that this application has been accepted and validated by the Planning Department with such a poor submission.</i>

**5.0 Date of Next Meeting**  
Monday 2<sup>nd</sup> November 2020.