



PENRYN
Town Council

YOU ARE HEREBY SUMMONED TO A MEETING OF THE PLANNING COMMITTEE OF PENRYN TOWN COUNCIL TO BE HELD ON **MONDAY 18 MARCH 2019 AT 7.00 P.M. IN THE COUNCIL CHAMBER, TOWN HALL, PENRYN** FOR THE TRANSACTION OF THE UNDERMENTIONED BUSINESS.

Town Clerk

11 March 2019

**PLANNING COMMITTEE
AGENDA**

- 1. APOLOGIES**
- 2. DECLARATIONS OF INTEREST**
- 3. DISPENSATIONS**
- 4. PRESENTATIONS:**
PA19/00983 - Mr D Jackson – Koha Architects Ltd – 2 West Street, Penryn
- 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 Council by 5.00 p.m. on Monday 18 March 2019 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 held on 18 February 2019.
- 7. CORRESPONDENCE**
To receive any correspondence relevant to the Council.

8. PLANNING APPLICATIONS

To consider planning applications submitted for observations

9. DECISION NOTICES

To note the planning decisions of the Local Planning Authority.

10. FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE (F&PCAAC) MEETING

To note the F&PCAAC minutes dated the 4 February 2019.

Membership:

Councillor J Langan
Councillor M Snowdon
Councillor Mrs M V Bennett
Councillor Mrs M May
Councillor Mrs S Peters (*ex officio* Town Mayor)
Councillor G C Rickard
Councillor C Wenmoth (*ex officio* Deputy Mayor)
Councillor Ms R Holden
Councillor Mrs J Tucker
Councillor Mrs H May
Councillor M Cant
Councillor Dr Garrett
Councillor C Mullins
Councillor D Edwards
Councillor Mrs T Widdon
Councillor K Ruby

MINUTES OF A MEETING OF THE PENRYN TOWN COUNCIL **PLANNING COMMITTEE** HELD ON **MONDAY 18 FEBRUARY 2019 AT 7.00PM IN THE COUNCIL CHAMBER, TOWN HALL, PENRYN**

Councillors

J Langan, (Chairman), Ms R L Holden (Vice-Chairman), Mrs M V Bennett, M Cant, D Edwards, Dr J Garrett, Mrs H May, Mrs M K May, C Mullins, K Ruby, Mrs S K Peters, M Snowdon, Mrs J Tucker, C K Wenmoth

In Attendance

Councillor J Symons, Cornwall Councillor, Penryn East and Mylor
Linda Body - Administration Officer

81. APOLOGIES

Apologies for absence were received from Councillor Rickard (ill)

82. DECLARATIONS OF INTEREST

There were no declarations of interest.

83. DISPENSATIONS

There were no requests for dispensations.

84. PRESENTATIONS:

PA19/00221 – Mr P Williams – Top Gear – 11 Commercial Road, Penryn

Mr Williams gave a brief overview of the application - Sub division of existing building into three units, continued use of two units as shops, change of use of unit three from shop to a restaurant, demolition of external lobby, four new external doors and provision of toilet facilities for each unit.

PA19/00459 – Mr J Sabien – Sea Sanctuary, Falmouth Road, Penryn

Siting of a 55m vessel (The ARC) to provide accommodation for children from within Cornwall and supporting the needs of Cornwall Council's Children's Services (The ARC is to be used as an Ofsted registered children's home and also provide other wellbeing courses and programmes).

85. PUBLIC PARTICIPATION

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

86. MINUTES

RESOLVED that minute numbers 70 to 80 of the meeting of the Planning Committee held on the 21 January 2019 be approved and signed as a correct record.

Proposed by Councillor Ms R L Holden and seconded by Councillor Mrs S K Peters

87. CORRESPONDENCE

- Councillor Dr J Garrett reported that she had received correspondence from a local resident requesting her to investigate the siting of a drone which seemed to be surveying Glasney Playing field and flashing as if taking photos. They have requested information on whether there is any construction surveying happening in this area.

It was ascertained that there is continued siting of drones over the area and that there are no plans for the development of the area. Councillor Dr J Garrett will report back to the resident.

- An email and associated photographs had been received via the office by a local resident from Saracen Way, Penryn, who has complained and requests an investigation into why an area of land near to Poltair Close was being damaged by tree roots being cut and foliage being cleared so that 'tyre' steps could be cut into the landscape.

Councillor Mrs M K May requested the email be forwarded to her so that she could investigate further and liaise with enforcement at Cornwall Council.

88. PLANNING APPLICATIONS

PA18/12036 & PA18/12037 – 6 Lower Market Street, Penryn

RESOLVED that the Town Council has no objections to the application. However a foot note is to be added agreeing with the comments of the Falmouth and Penryn Conservation Committee in regard to shop frontages.

Proposed by Councillor Mrs M K May and seconded by Councillor Ms R Holden.

PA19/00049 – 91a Helston Road, Penryn

RESOLVED that the Town Council objects to the application in line with the Penryn Conservation Area Management Plan.

Proposed by Councillor M Snowden and seconded by Councillor D Edwards

PA19/00221 – 11 Commercial Road, Penryn

RESOLVED that the Town Council fully supports the application.

Proposed by Councillor Ms R Holden seconded by Councillor Mrs M K May

PA19/00459 – Sea Sanctuary, Waterside Court, Falmouth Road, Penryn

RESOLVED that the Town Council fully supports the application.

Proposed by Councillor M Snowden and seconded by Councillor C Mullins.

PA19/00920 – 23 Shute meadow, Penryn

RESOLVED that the Town Council fully supports the application.

Proposed by Councillor Mrs S K Peters and seconded by Councillor K Ruby.

89. DECISION NOTICES

The list of decision notices were noted.

90. FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE (F&PCAAC) MEETING

The minutes of the F&PCAAC meeting held on the 7 January 2019 were noted.

There being no further business the meeting was closed at 7.55pm

CHAIRMAN



PENRYN
Town Council

PLANNING COMMITTEE – 18 MARCH 2019

Planning Applications

App. No.	Details	Response Deadline
PA19/01175	The Seven Stars Inn, The Terrace, Penryn Listed building consent for retention and completion of refurbishment and alteration works to existing Inn Mr R Munding, Wild Animal Ltd	19 March 2019
PA18/11246	77 Helston Road, Penryn Replacement windows – replace door to rear – repairs to/replacement roof – repointing front elevation Dr Sarah Taylor	19 March 2019
PA19/00983	2 West Street, Penryn Demolition of existing one storey outbuilding and boundary wall. Construction of new two storey annexe building with workshop and laundry at ground level and two bed residential annexe at first floor. New boundary wall to Truro Lane side of site Mr and Mrs David Hand	19 March 2019
PA19/01234	Land adjacent 1 Poltisko Road, Penryn Outline planning permission with all matters reserved: Proposed building plot Mr and Mrs A Andrews	19 March 2019
PA19/01091	12 West Street, Penryn Replace the doors and windows Mrs Lisa Kerley	19 March 2019
PA19/01213	Eastwood Farm, 1 Eastwood Road, Penryn Removing lower branches on a tree Mr John Beeching	19 March 2019

App. No.	Details	Response Deadline
PA19/01268	Land West of the Walled Garden, Kernick, Penryn Application for the construction of two new dwellings and associated works Mr Jonathan Pascoe – Oakleigh Homes (SW) Limited	26 March 2019
PA19/01435	Memorial Ground, Flying Start Nursery, Kernick Road, Penryn Change of use from children’s nursery (D1) to veterinary surgery (sui generis) with no external building works to the site Mr Matthew Thomas, Cornish Paws Veterinary Practice	26 March 2019



PENRYN
Town Council

PLANNING COMMITTEE

18 MARCH 2019
Decision Notices

App. No.	Details	Decision	Decision Date	Council's Observation
PA19/00221	11 Commercial Road, Penryn Subdivision of existing building into three units, continued use of two units as shops, change of use of Unit 3 from shop to a restaurant, demolition of external lobby, four new external doors and provision of toilet facilities for each unit Mr P Williams	APPROVED	5 March 2019	Fully Support
PA19/00459	Waterside Court, Sea Sanctuary, Falmouth Road, Penryn Siting of 55m vessel (The ARC) to provide accommodation for children from within Cornwall and supporting the needs of Cornwall Council's Children's Services (The ARC is to be used as an Ofsted registered children's home and also provide other wellbeing courses and programmes) Mr Joseph Sabien	APPROVED	7 March 2019	Fully Support

App. No.	Details	Decision	Decision Date	Council's Observation
PA19/00920	23 Shute Meadow, Penryn Proposed single storey extension to rear of property consisting of a bedroom and shower room Livewest	APPROVED	5 March 2019	Fully Support
PA19/01276	Trelawney, Truro Hill, Penryn Application for a non-material amendment (1) following grant of planning permission PA16/03867. Amendment sought - change of glazed gable on east elevation to a semi-circular window with hanging slate Mr Henk Weikens	APPROVED	7 March 2019	No Objections
PA18/03322	Tros Mergh, Penryn Proposed new dwelling and integral garage Mr Rick Courage	APPROVED	27 February 2019	No objections
PA18/11436	8 St Gluvias Street, Penryn To replace present windows with appropriately styled uPVC double-glazed sash windows Mrs Nicola Carne	REFUSED	28 February 2019	Strongly object to the use of uPVC windows in accordance with Penryn's Conservation Area Management Plan
PA18/12024	8 Vernon Way, Penryn Proposed single floor rear extension Mr and Mrs Nesbitt	APPROVED	27 February 2019	No objections

FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE

Greenbank Hotel, Falmouth

MINUTES

Monday 4th February 2019 at 2.15p.m.

Present:

Hugh Lander	Chairman	Cornish Buildings Group
Grenville Tresidder		R.I.C.S.
Rosemary Riddette-Gregory		Falmouth & District Hotels & B.I.D
Heather Rowley		Falmouth Civic Society
Angela Shields		Falmouth Civic Society
Ruth Abraham		Falmouth Town Management

Apologies:

John Spargo	Falmouth Town Council
-------------	-----------------------

1.0 Apologies for Absence

As above.

2.0 Minutes of meeting held Monday 7th January 2019.

Accepted and signed as a true and accurate record.

3.0 Matters arising not on Agenda

None.

4.0 Applications presented at the meeting.

PA19/00075 CC	1	Hulls Lane, Falmouth TR11 3HL Proposed loft conversion, rear dormer, formation of gable window and removal of chimney. <i>No objection.</i>
PA19/00371 F&PCAAC	19	Land adj. Pendennis Rise, Falmouth TR11 4LT Construction of a pair of semi-detached dwellings with off road parking on land adjacent to 19 Pendennis Rise. <i>Object. This is a lost opportunity for a very much higher quality design and although it's neighbouring buildings are themselves lacking in quality an enhancement is looked for the Conservation Area. This application also appears to be an over-development of the site.</i>
PA100332 F&PCAAC	13	Gyllyngvase Terrace, Falmouth TR11 4DL Internal alterations and first floor extension. <i>No objection.</i>
PA19/00279 F&PCAAC	1	Arwenack House, Grove Place, Falmouth TR11 4AU Replacement of timber conservatory retaining existing masonry base. <i>The Committee question why this application is not for Listed Building Consent since this appears to be joined to Arwenack Manor which is Grade II*. It can only be judged in this context therefore the Committee object.</i>

PA18/11436 F&PCAAC	8	St. Gluvias Street, Penryn TR10 8BL To replace windows with appropriately styled uPVC double-glazed sash windows. <i>The Committee strongly object to the use of uPVC windows in the Conservation Area especially in such a sensitive and historical street.</i>
PA19/00221 F&PCAAC	11	Commercial Road, Penryn TR10 8AQ Subdivision of existing building into three units, continue use of two units as shops, change of use of unit 3 from shop to a restaurant, demolition of external lobby, four new external doors and provision of toilet facilities for each unit. <i>No objection.</i>
PA19/00539 F&PCCAC	66	Marlborough Road, Falmouth TR11 3LL Installation of a rear dormer window and roof light with one further rooflight to be moved and construction and replacement of garage. <i>We hope that this garage construction does not herald the future use as a dwelling.</i>
PA19/00719 F&PCAAC	2	Cambridge Place, Falmouth TR11 4QR Listed Building Consent for a single storey extension to the rear of the property and minor internal alterations. <i>Object. The design of this application is wholly unsuited to the architectural character of the Listed Building. It makes absolutely no concessions to the building's character and is unremittingly pre-war in its flavour. The fact that it replaces another unsuitable extension does not lessen this argument.</i>
PA18/12037 F&PCAAC	6	Lower Market Street, Penryn TR10 8BG Listed Building Consent: Proposed conversion of shop to ground floor flat. <i>Object. It is questionable whether losing shop premises is beneficial to the town however if the proposal to lose a ground floor shop there should be no question of placing living accommodation behind the existing fenestration. The ground floor should be restored to compete the early 19th century domestic elevation. Windows – reference could be taken from the adjacent building to the left.</i>

5.0 Applications by prior request

PA19/00055 39 Trevethan Road, Falmouth TR112AS

PRE-APPLICATION advice for partial demolition, conversion and extension of existing garage to form dwelling.

The Committee strongly object to the application. There is always a demand for a proper garage space attached to any dwelling. In this case the garage would be sacrificed to provide living accommodation with a totally restricted slot of parking. The scheme is itself over-development. With this appears to be an increase in the existing H.M.O – more students?

6.0 Any other Business

None.

7.0 Date of Next Meeting

Monday 4th March 2019 at 2.15pm in the Greenbank Hotel.