

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY 16 JULY 2012 AT 7.00 P.M. IN THE COUNCIL CHAMBER, TOWN HALL, PENRYN

Councillors: M Snowdon – Chairman
E L Wilkes – Vice-Chairman

Mrs M V Bennett, N S Ferris, Mrs G A Grant, K S Green, Mrs B Hulme, G K Mockett, M J Mullins, G C Rickard and Mrs S Townsend

13. APOLOGIES

Apologies for absence were received on behalf of Councillors Mrs C Hutchings, J Langan, Mrs M K May, Mrs S Peters and D A Pryn.

14. DECLARATIONS OF INTEREST

There were no declarations of interest.

15. MINUTES

RESOLVED that Minute Nos. 8 to 12 of the meeting of the Planning Committee held on 18 June 2012 be approved and signed by the Chairman as a correct record.

Proposed by Councillor E L Wilkes and seconded by Councillor Mrs G A Grant

16. TOWN AND COUNTRY PLANNING APPLICATIONS

PA12/03983 – 3 Poltair Drive, Penryn

RESOLVED that Penryn Town Council objects to the application on the grounds that the development would, by reason of its mass, bulk and appearance, result in an incongruous addition that would dominate the original dwelling and surrounding properties, and that the access is unsuitable due to its steep gradient and the need to cross the pavement to access the proposed parking space.

Proposed by Councillor E L Wilkes and seconded by Councillor M Snowdon

PA12/05321 – Penryn Rugby Club, Kernick Road, Penryn

RESOLVED that the proposals are fully supported.

Proposed by Councillor E L Wilkes and seconded by Councillor Mrs G A Grant

PA12/05589 – Dracaena Cottage, Chapel Lane, Penryn

RESOLVED that the proposals are fully supported.

Proposed by Councillor N S Ferris and seconded by Councillor G K Mockett

PA12/05590 – Dracaena Cottage, Chapel Lane, Penryn

RESOLVED that the proposals are fully supported.

Proposed by Councillor N S Ferris and seconded by Councillor G K Mockett

PA12/05987 – 29 Broad Street, Penryn

RESOLVED that the Town Council is content to be guided by the views of the Tree Officer.

Proposed by Councillor E L Wilkes and seconded by Councillor G K Mockett

[Councillors N S Ferris and M J Mullins requested that their names be recorded as voting against the above decision.]

PA12/04970 – Kernick Road, Penryn

RESOLVED that the proposals are fully supported.

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

PA12/06118 – Land at College Farm, College Hill, Penryn

RESOLVED that Penryn Town Council supports the application in principle, subject to consideration being given to the following:

The Town Council notes that the economic viability appraisal concludes that the appropriate level of affordable housing on this site is 10%, i.e. four units, however, it is felt that there is some scope to mitigate this disappointing lack of affordable housing.

Firstly, the Town Council requests that consideration be given to replacing the proposed play area with additional affordable housing. Whilst it is recognised that open space is important, it is felt that there is already a generous amount of individual amenity space with each property due to the relatively low density of the development. In addition, there is an alternative large play area nearby at Glasney Field which is currently underused and includes woodland walks and open amenity space. The Town Council is in the process of consulting on a proposed refurbishment of Glasney Field with a view to upgrading the facilities and is also seeking funding for this project. Consequently, the Town Council would very much welcome a Section 106 contribution of £29,980 towards this project in lieu of the play area on the site, thereby freeing up the land on site for additional affordable housing and relieving the developer of the need to manage this area post-construction.

Secondly, the assessment of likely sale prices and markets provided by Laskowski & Co states that 'we would anticipate strong demand from, mainly, local purchasers, endeavouring to secure a permanent home in the still active Falmouth and Penryn market'. With this in mind, the Town Council requests that early, targeted marketing be carried out, focussed on the local market and primarily, those home buyers currently ready to take the next step up the property ladder from affordable housing. If the assessment of Laskowski & Co is accurate, this should have the effect of freeing up affordable housing elsewhere in the area.

Finally, the Town Council notes that the bat survey report of October 2011 by SLR recommends at least ten bat boxes be installed along the southern boundary, however, the Town Council would prefer to see a more proactive approach with provision being made for the access of bats in some of the properties, by following the recommendations on new buildings in the College Farm Bat Survey of 2007 by Cornwall Environmental Consultants Ltd.

Proposed by Councillor M J Mullins and seconded by Councillor N S Ferris

PA12/06559 – Land at College Farm, College Hill, Penryn

RESOLVED that Penryn Town Council supports the application in principle, subject to consideration being given to the following:

The Town Council notes that the economic viability appraisal concludes that the appropriate level of affordable housing on this site is 10%, i.e. four units, however, it is felt that there is some scope to mitigate this disappointing lack of affordable housing.

Firstly, the Town Council requests that consideration be given to replacing the proposed play area with additional affordable housing. Whilst it is recognised that open space is important, it is felt that there is already a generous amount of individual amenity space with each property due to the relatively low density of the development. In addition, there is an alternative large play area nearby at Glasney Field which is currently underused and includes woodland walks and open amenity space. The Town Council is in the process of consulting on a proposed refurbishment of Glasney Field with a view to upgrading the facilities and is also seeking funding for this project. Consequently, the Town Council would very much welcome a Section 106 contribution of £29,980 towards this project in lieu of the play area on the site, thereby freeing up the land on site for additional affordable housing and relieving the developer of the need to manage this area post-construction.

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Finally, the Town Council notes that the bat survey report of October 2011 by SLR recommends at least ten bat boxes be installed along the southern boundary, however, the Town Council would prefer to see a more proactive approach with provision being made for the access of bats in some of the properties, by following the recommendations on new buildings in the College Farm Bat Survey of 2007 by Cornwall Environmental Consultants Ltd.

Proposed by Councillor M J Mullins and seconded by Councillor N S Ferris

PA12/06488 – 6 College Ope, Penryn

RESOLVED that the proposals are fully supported.

Proposed by Councillor M J Mullins and seconded by Councillor Mrs B Hulme

17. DECISION NOTICES

The list of decision notices was noted.

18. PUBLIC CONVENIENCES

The Town Council had been advised that public conveniences in Penryn would cease to be funded by Cornwall Council and that the Town Council was being offered the opportunity to adopt responsibility for the public conveniences, which would be part funded by a grant from Cornwall Council. An 'in principle' decision was required by the end of July 2012.

RESOLVED that Cornwall Council be advised that Penryn Town Council would be willing to enter into discussions on adopting the public conveniences at Permarin car park and the disabled toilet in the public conveniences on Exchequer Quay on a 99-year lease at £1 per year, with an option to give six months' notice to terminate the agreement.

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

19. PENRYN STATION ARTWORK

RESOLVED that Penryn Town Council adopts the artwork which has been designed for installation on the wall outside Penryn Station as part of the town's assets.

Proposed by Councillor Mrs G A Grant and seconded by Councillor M Snowdon

[Councillor E L Wilkes requested that his name be recorded as abstaining from voting on the above decision.]

20. CORNWALL COUNCIL'S GOVERNANCE REVIEW

The Town Clerk advised that this item had been brought to the Planning Committee as a response to Cornwall Council's consultation on its Governance Review was required by 17 July 2012.

RESOLVED that Penryn Town Council responds to Cornwall Council's consultation on its Governance Review as set out in the consultation response form attached as Appendix 2 to the report.

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

[Councillor E L Wilkes requested that his name be recorded as voting against the above decision.]

There being no further relevant business the meeting was declared closed at 8.40 p.m.

Chairman