



PENRYN TOWN COUNCIL

NOTICE IS HEREBY GIVEN THAT A MEETING OF PENRYN TOWN COUNCIL'S PLANNING COMMITTEE WILL BE HELD ON **MONDAY 19 JANUARY 2015 AT 7.00 PM IN THE COUNCIL CHAMBER, PENRYN TOWN HALL, PENRYN** for the transaction of the undermentioned business.

*Michelle Darcy*

Town Clerk

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## AGENDA

**1. APOLOGIES**

**2. DECLARATIONS OF INTEREST**

**3. PUBLIC PARTICIPATION**

An opportunity for members of the public to address the Town Council concerning matters on the agenda. Members of public who wish to speak should contact the Town Clerk by 5.00 p.m. on Thursday 15 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](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.***

**4. MINUTES**

To approve and sign as a correct record Minutes numbered 43 to 49 of the meeting of the Planning Committee held on 15 December 2014 [Pages 1-2]

**5. TOWN AND COUNTRY PLANNING APPLICATIONS**

To consider Planning Applications submitted for observations [Pages 3-4]

**6. DECISION NOTICES**

To receive Town and Country Planning Act Decisions of the Local Planning Authority [Pages 5-7]



Councillors: M Snowdon (Chairman)  
D Garwood, Mrs M K May, M J Mullins, C S F Smith and J Langan

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**A minute silence was held at the start of the meeting in memory of Councillor William John Hodge who had recently passed away.**

#### **43. APOLOGIES**

Apologies for absence were received on behalf of Councillors Mrs M V Bennett (personal), Mrs G A Grant (away), K S Green (work), Mrs B Hulme (personal), Mrs C Hutchings (personal), Mrs S Peters (personal), G C Rickard (personal) and E L Wilkes (personal).

#### **44. DECLARATIONS OF INTEREST**

The Town Clerk advised that in relation to Agenda No. 5 (Town and Country Planning Applications), planning application PA14/11261, the applicant was a personal acquaintance.

#### **45. PUBLIC PARTICIPATION**

Mr Ian McCormick, objector, attended the meeting and spoke against Application No. PA14/10833 (97 Helston Road, Penryn) on behalf of a group of residents who were also present.

Mr Robert James, applicant, attended the meeting and spoke in support of Application No. PA14/10833 (97 Helston Road, Penryn) and answered a number of questions from Councillors for clarification.

#### **46. MINUTES**

**RESOLVED** that Minute Nos. 37 to 42 of the meeting of the Planning Committee held on 17 November 2014 be approved and signed by the Chairman as a correct record.

*Proposed by Councillor M J Mullins and seconded by Councillor C S F Smith*

#### **47. TOWN AND COUNTRY PLANNING APPLICATIONS**

**PA14/11261 – 2 Highland Park, Penryn, TR10 8HH**

**RESOLVED** that the application be fully supported.

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

**PA14/10833 – 97 Helston Road, Penryn, TR10 8NH**

**RESOLVED** that the Town Council has no objection to the principle of development on this site, but objects to the current proposal for the following reasons:

- the proposal will result in a cramped form of development, almost doubling the size of the property and increasing the capacity for student accommodation threefold and leaving insufficient amenity space for 21 occupants;
- the three-storey front extension will have an overbearing impact on the neighbouring residence at 4 Park Wise and is out of keeping with a street scene of predominantly two storey terraced houses in a Conservation Area;
- extending the property at the front will bring its frontage closer to the road causing overlooking of the dwellings on the opposite side of Helston Road; and
- the potential for noise pollution from the property can only be exacerbated by increasing the number of residents to 21 and it should be noted that there are a number of listed buildings in the vicinity who are unable to take the usual measures of installing double or triple glazing to mitigate this.

In addition, should Cornwall Council be minded to approve the application, the Town Council requests that urgent consideration is given to a pedestrian crossing on Helston Road to enable pedestrians to cross from both the dwelling itself and from Saracen Way in order to safely reach the pedestrian crossing at Station Road.

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

Councillor Mrs M K May requested that her name be recorded as having abstained from voting on the above application.

**PA14/11472 – Potter's Meadow, Kernick Road, Penryn, TR10 8NN**

**RESOLVED** that the application be fully supported.

*Proposed by Councillor M J Mullins and seconded by Councillor Mrs M K May*

**48. DECISION NOTICES**

The list of decision notices was noted.

**49. LOCAL COUNCIL PROTOCOL**

A report on a number of applications in which the comments of the Town Council differed from the assessment of Cornwall Council's planning officer was noted.

There being no further relevant business the meeting was declared closed at 7.50 p.m.

Chairman



## PENRYN TOWN COUNCIL

**PLANNING COMMITTEE**

**19 JANUARY 2015**

### Town and Country Planning Applications

<b>App. No.</b>	<b>Details</b>	<b>Response Deadline</b>	<b>Response</b>
PA14/11739	Mr and Mrs Symons 63 Woodland Avenue, Penryn TR10 8PG Alterations and extensions to existing dwelling	01/01/15	<i>The Town Council has no objections, subject to there being no overlooking of neighbouring dwellings.</i>  <i>Signed off by Councillors Snowdon and Wilkes 19/12/14</i>
PA14/11906	Mrs I Davis 41 Bohelland Road, Penryn TR10 8DY Two storey flat roofed extension	12/01/15	<i>No objections.</i>  <i>Signed off by Councillors Snowdon and Wilkes 09/01/15</i>

<b>App. No.</b>	<b>Details</b>	<b>Response Deadline</b>	<b>Response</b>
PA14/12023	Mr O Raymond-Barker 86 Lower Market Street, Penryn TR10 8BH Installation of conservation style roof window in rear (north east) facing roof	14/01/15	<i>Fully supported.</i>  <i>Signed off by Councillors Snowdon and Wilkes 09/01/15</i>
PA14/12024	Mr O Raymond-Barker 86 Lower Market Street, Penryn TR10 8BH Listed building consent for the installation of conservation style roof window in rear (north east) facing roof	14/01/15	<i>Fully supported.</i>  <i>Signed off by Councillors Snowdon and Wilkes 09/01/15</i>
PA14/12029	Mr Donal O'Halloran 2 The Square, Penryn TR10 8JQ Proposed change of use of the ground floor rooms from offices to a live/work unit	27/01/15	
PA14/12286	Mr Donal O'Halloran 2 The Square, Penryn TR10 8JQ Listed building consent for internal alterations associated with proposed change of use of the ground floor rooms from offices to a live/work unit	29/01/15	
PA15/00141	Mr Steven Walker 17 Trewarton Road, Penryn TR10 8JB To dig out front garden for extra parking	30/01/15	
PA14/11915	Mr J Bole 40 Green Lane, Penryn TR10 8QJ Extension to single storey dwelling	02/02/15	



## PENRYN TOWN COUNCIL

**PLANNING COMMITTEE**

**19 JANUARY 2015**

### Decision Notices

<b>App. No.</b>	<b>Details</b>	<b>Decision</b>	<b>Decision Date</b>	<b>Council's Observation</b>
PA14/10295	Mr David Tonkin Land at 3 Glasney Place, Penryn TR10 8LL Erection of a dwelling	Approved	04/12/14	Fully supported subject to sufficient amenity space and no overlooking issues.
PA14/10113	Mr L Gilbert 17 Belhay, Penryn TR10 8DF Proposed alterations and two storey side extension to replace existing garage including dormer windows and terraced area	Approved	05/12/14	Fully supported.
PA14/09929	Radgel Developments Charlottes Roost, Green Lane, Penryn TR10 8ZW Construction of three dwellings (amended design PA14/07115)	Approved	09/12/14	Fully supported.

<b>App. No.</b>	<b>Details</b>	<b>Decision</b>	<b>Decision Date</b>	<b>Council's Observation</b>
PA14/10093	Mrs Natasha Collings-Costello 64 Saracen Way, Penryn TR10 8PP Proposed new dwelling on plot next to 64 Saracen Way, Penryn	Approved	15/12/14	The Town Council has no objections to the application on material planning grounds, however, it wishes to register its grave concerns regarding the impact further development will have on the extreme parking pressures on Saracen Way.
PA14/10105	Mr Michael Aukett The Warehouse, 6 Anchor Quay, Penryn TR10 8GZ Change of use from live work unit to residential flat	Approved	17/12/14	Fully supported.
PA14/10021	Mr Brendan Johnstone Plot 8, Bella Vista Gardens, Truro Hill, Penryn TR10 8AN Proposed new dwelling	Approved	29/12/14	Fully supported subject to no windows overlooking the neighbours.
PA14/09964	Dr Ronn Beattie 2 and 4 Bohill, Penryn TR10 8JF Proposed closing of an internal door between 2 and 4 Bohill to return them to two separate dwellings	Approved	31/12/14	Fully supported.
PA14/09965	Dr Ronn Beattie 2 and 4 Bohill, Penryn TR10 8JF Listed building consent for the proposed closing of an internal door between 2 and 4 Bohill to return them to two separate dwellings	Approved	31/12/14	Fully supported.



<b>App. No.</b>	<b>Details</b>	<b>Decision</b>	<b>Decision Date</b>	<b>Council's Observation</b>
PA14/11261	Mr G McGinn 2 Highland Park, Penryn TR10 8HH Alterations to dwelling involving raising the roof, installation of additional windows, doors, Juliet balcony and solar panels	Approved	05/01/15	Fully supported.
PA14/11739	Mr and Mrs Symons 63 Woodland Avenue, Penryn TR10 8PG Alterations and extensions to existing dwelling	Approved	12/01/15	The Town Council has no objections, subject to there being no overlooking of neighbouring dwellings.