

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON TUESDAY
15 NOVEMBER 2016 AT 7.00PM IN THE COUNCIL CHAMBER, TOWN HALL, PENRYN**

Councillors

C S F Smith (Chairman)

Mrs M V Bennett, D Garwood, Mrs G A Grant, J Langan, R P Mitchell, M J Mullins,
Mrs S Peters, G C Rickard and M Snowdon

129. APOLOGIES

Apologies were received from N S Ferris (away) and E L Wilkes (ill).

130. DECLARATIONS OF INTEREST

Councillor G C Rickard declared a non-registerable interest in Agenda No. 8 (Planning Applications), Application No. PA16/09741, as he was personally acquainted with the applicant.

Councillor M Snowdon declared a registerable interest in Agenda No. 5 (Pre-Planning Presentation) as he owned a number of properties let to students.

131. DISPENSATIONS

There were no requests for dispensations.

132. PRE-PLANNING PRESENTATION

The Committee received a pre-planning presentation from Chris Montague, agent for the applicant, on proposals for development of up to 31 dwellings on land at Bissom. He advised that the scheme would include 54% affordable housing through a cross subsidy scheme, up to 23 two-storey houses, two apartment blocks and 45 parking spaces. In response to questions from Councillors he advised the following:

- vegetation and boundary definition would be retained;
- development would not take place on the contaminated area of land;
- a landscape assessment was in progress;
- a suitable drainage system was being investigated; and
- traffic engineers were considering potential traffic calming measures on the access road.

133. PRE-PLANNING PRESENTATION

Having earlier declared an interest in the following item, Councillor M Snowdon left the meeting for the duration of the item and did not take part in the debate nor the vote.

The Committee received a pre-planning presentation from Trathen Properties on proposals for a mixed use development of 247 units of student accommodation across 4.5 floors, five new business units, one small retail unit and a gym on land at Parkengue. The Committee was advised that rental levels were low on the site and the buildings were 'tired' and there was insufficient income generated to fund upgrading. In addition, the current buildings would not meet new standards of energy ratings in 2018 and a previously approved scheme for industrial units was not viable.

In response to questions from Councillors he advised the following:

- it was intended to lease land from Penryn Rugby Football Club to provide 50 parking spaces;
- the company had a good track record of managing student accommodation in Plymouth;
- lease arrangements would prevent students from bringing cars to the site;
- existing businesses would be offered financial assistance with relocation; and
- there would be sufficient units for all current businesses to remain on the site should they choose to do so.

Terry Coplin, Treasurer of Penryn Rugby Football Club, advised that the proposed area for car parking was unused ground outside of the playing area and would provide an income to the club of £20-25k over five years, however, he acknowledged that this was not a material planning consideration.

Following the above presentation, Councillor M Snowdon returned to the meeting.

134. PUBLIC PARTICIPATION

Martyn Ridgewell, resident of West Street, Penryn, attended the meeting and spoke on Agenda No. 10 (On-Street Pay and Display Parking) in objection to proposals by Cornwall Council for a number of residents' parking schemes throughout Penryn, in particular, proposals for a residents parking scheme in Charter Close, Penryn.

135. MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 25 October 2016 be approved and signed by the Chairman as a correct record.

Proposed by Councillor Mrs G A Grant and seconded by Councillor J Langan

136. PLANNING APPLICATIONS

Having earlier declared a registerable interest, Councillor G C Rickard left the meeting for the duration of the following item and did not take part in the debate nor the vote.

PA16/09741 – 1 Treverbyn Rise, Penryn

RESOLVED that the Town Council has no objections.

Proposed by Councillor M Snowdon and seconded by Councillor J Langan

Councillor R P Mitchell requested that his name be recorded as abstaining from voting on the above item.

Following the above decision, Councillor G C Rickard returned to the meeting.

PA16/09931 – Land at Vinery Meadow, Penryn

The Town Clerk advised the Committee of the tree officer's concerns regarding the importance of the tree and his responses to claims made in the Tree Report submitted by the applicant. Concerns were raised regarding potential damage to the tree due to a lack of tree protection fencing and the piling of soil near the base of the tree which would suffocate the roots. It also appeared from photographs submitted that machinery may have been driven over the root area.

RESOLVED that Penryn Town Council strongly objects to the application on the grounds outlined in the tree officer's comments which it fully endorses and that the Town Clerk be instructed to investigate a potential breach of planning conditions in relation to the protection of the tree.

Proposed by Councillor R P Mitchell and seconded by Councillor M Snowdon

PA16/09494 – Brigantine, Lower Market Street, Penryn

It was commented that a mansard style roof was not in keeping with the surrounding Conservation Area and that the Town Council should be consistent in its approach to applications to ensure that they preserve or enhance the Conservation Area.

RESOLVED that Penryn Town Council objects to the application on the grounds that the mansard style of roof is out of keeping with the surrounding Conservation Area.

Proposed by Councillor M Snowdon and seconded by Councillor Mrs S Peters

PA16/09988 – Plot 5, Bella Vista Gardens, Truro Hill, Penryn

RESOLVED that the Town Council has no objections.

Proposed by Councillor Mrs G A Grant and seconded by Councillor J Langan

PA16/09311 – 1 Trelowen Drive, Penryn

RESOLVED that the Town Council has no objections.

Proposed by Councillor J Langan and seconded by Councillor Mrs S Peters

137. DECISION NOTICES

The list of decision notices was noted.

138. ON-STREET PAY AND DISPLAY PARKING

The Committee considered a response to Cornwall Council's Parking Review and a consultation on proposals for changes to parking restrictions in Helston Road. During discussion, a number of issues were raised including the following:

- the introduction of on-street pay and display parking would adversely affect the viability of the town centre;
- there were a limited number of spaces available in the town and unless more parking is created, the introduction of charging would make the situation worse;
- residents of Falmouth had commented that they would no longer be visiting Penryn if charges were introduced;
- it was commented that there was no given right to free parking and that residents permits were not a bad idea;
- it was suggested that residents permits should be available for Commercial Road car park;
- residents permits may work on the outskirts of town, but not in the town centre; and
- it was commented that the scheme worked well in Truro but did not guarantee the permit holder a parking space.

Cornwall Councillor, Mrs Mary May, advised that the university was offering to fund residents permit schemes in areas surrounding the campus if the student cap is

raised. She added that during consultation residents had been advised that permits would cost £20–25 per year, but this had since been raised to £50 and that Cornwall Council had been unable to prove a right of way at the top of Commercial Road car park in order to create a new pedestrian access.

RESOLVED that delegated authority be granted to the Town Clerk to respond to the consultation in accordance with the views set out below:

It is not possible as a Town Council to respond directly to the questionnaire as it seems very much aimed at residents, however, the Committee considered a number of questions that were appropriate with regard to pay and display parking as follows:

4. Do you think the amount of on-street Pay and Display parking proposed for your town is: About right/Too much/Too little/Don't know?

Answer: Too much

5. Do you think on-street Pay and Display parking will help people to have better access to shops and businesses? Yes/No/Don't know

Answer: No

6. Are there any other locations in your town where you think on-street Pay and Display parking SHOULD be introduced? Yes/No/Don't know

Answer: No

If yes, where and why?

7. Are there specific locations where you think Pay and Display parking SHOULD NOT be introduced? Yes/No/Don't know

Answer: Yes

If yes, where and why?

The whole of Penryn as the introduction of pay and display parking will not provide a choice of parking opportunities in the town centre as on-street parking is already available free of charge; it will not increase the turnover of vehicles parked on the street, making more of these spaces available for shoppers who wish to pop into local shops because the proposed areas for pay and display parking are already subject to half hour restrictions; and it will not help to reduce traffic movements, congestion and air pollution from people spending time driving around looking for spaces, because it will not create new spaces. It is likely therefore that it will have the opposite effect to that suggested in the parking review, i.e. a negative impact on retail and social activity in the town as people will not be prepared to pay to park where they were previously able to park for free.

The Council also wishes it to be known that it objects to the introduction of residents' parking in Penryn as although it may resolve the issues in the areas that it is introduced, it will do so by exacerbating the problems in the neighbouring streets and therefore will not solve the problem, but simply move it.

Proposed by Councillor M J Mullins and seconded by Councillor M Snowdon

The Committee considered the proposals by Cornwall Council to extend the existing no waiting at any time (NWAAT) restrictions in Helston Road around the junction with Shute Hill and to introduce a further 15m section of NWAAT to the west of the junction with Saracen Way. To ensure that parking provision was not adversely affected it was proposed to remove areas of NWAAT in Helston Road, Saracen Way and Station Road. This was in response to concerns raised by the local bus company and residents about buses not being able to pass parked vehicles in Helston Road, causing considerable delay and congestion within the town.

RESOLVED that the scheme be supported.

Proposed by Councillor Mrs S Peters and seconded by Councillor D Garwood

There being no further business the meeting was closed at 8.45pm.