



## PENRYN Town Council

NOTICE IS HEREBY GIVEN OF A MEETING OF THE PLANNING COMMITTEE TO BE HELD ON **MONDAY 16 OCTOBER 2017 AT 7.00 P.M. IN THE COUNCIL CHAMBER, TOWN HALL, PENRYN** FOR THE TRANSACTION OF THE UNDERMENTIONED BUSINESS.

*Cas Leo*  
Town Clerk

9 October 2017

### PLANNING COMMITTEE AGENDA

**1. APOLOGIES**

**2. DECLARATIONS OF INTEREST**

**3. DISPENSATIONS**

**4. 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 16 October 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. MINUTES**

To approve as a correct record the minutes of the meeting of the Planning Committee held on 18 September 2017 [Pages 3-5]

**6. PLANNING APPLICATIONS**

To consider planning applications submitted for observations [Pages 6-7]

**7. DECISION NOTICES**

To note the planning decisions of the Local Planning Authority [Pages 8-9]

- 8. COUNTRYWIDE SCHOOL KEEP CLEAR MARKINGS, PHASE3, AREA 2**  
Councillors to discuss - verbal
- 9. IRREGULAR CONSULTATION**  
To note the completion of the public consultation - verbal
- 10. TRAFFIC CLOSURES**  
To note the current traffic closures [10]
- 11. NEIGHBOURHOOD PLAN MEETING MINUTES:**  
To note the Neighbourhood Plan Minutes of the meetings held on 24 July 2017 and 11 September 2017: [Pages 11-14]
- 12. EXCLUSION OF PRESS AND PUBLIC -** To resolve that in accordance with Section 1 of the Public Bodies Admission to Meetings Act 1960 the public be excluded from the meeting during consideration of the following items by reason of the confidential nature of the items. Proceedings, apart from any resolutions passed, shall remain confidential.
- 13. GLEBE CEMETERY – BENCHES**  
Report to be tabled by Town Clerk at the meeting

**DATES OF MEETINGS FOR 2017:**

20 November, Council Chamber, 7pm  
18 December, Council Chamber, 7pm

**Membership:**

Councillor J Langan  
Councillor M Snowdon  
Councillor Mrs M V Bennett  
Councillor Mrs M May  
Councillor K Green  
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 J Thompson  
Councillor H Willoughby  
Councillor D Mason  
Councillor Mrs H May  
Councillor Mrs C Wilson  
Councillor M Cant  
Councillor John Symons

**MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD ON MONDAY  
18 SEPTEMBER 2017 AT 7.00PM IN THE COUNCIL CHAMBER, TOWN  
HALL, PENRYN**

**Councillors**

J Langan, Mrs S Peters, Mrs V Bennett, Mrs M May, Ms R Holden, J Thompson,  
C Wenmoth, M Snowdon

**In Attendance**

Mr C Leo, Town Clerk (CL)  
Cornwall Councillor J Symons (JS)  
Linda Body (LB)

- Presentation from Mr P Ladd of W Ladd Builders in regard to PA17/08509  
(Change of Use of land to provide parking provision for adjacent  
development)

Mr Ladd explained there is currently inadequate parking at Vinery Meadow and that cars are parking haphazardly on pavements etc. He proposed to provide appropriate car parking. On a previous planning application 10 parking bays were allocated for 7 houses, two of which were for visitor parking. There is now a proposal for 12 (each property having 2 spaces) and there will be 4 visitor spaces. The previous application was turned down because of the Monterey Pine issues on site. This proposal is a much better solution and the tree will be safeguarded. This will also be a 'no dig' parking scheme because of the tree roots. The proposal will also form the continuation for the development at 35 Old Well Gardens - PA17/07678 (residential development of six units plus associated works).

Members of the public gave their objections to both of the above applications.

MM concluded that the two sites are part of the continuation programme for Truro Hill and the scheme has had lots of issues. Having heard the problems incurred by residents of Vinery Meadow it is hoped that the developer will work closely with them in the future and take on board the resident's concerns and seek a satisfactory conclusion.

**233. APOLOGIES**

Apologies were received from Councillors Mrs H May, D Mason,  
H Willoughby, M Cant and Mrs C Wilson

**234. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**235. DISPENSATIONS**

There were no requests for dispensations.

## **236. PUBLIC PARTICIPATION**

The following members of the public requested to speak at the meeting in objection regarding:

### **PA17/08509 – Vinery Meadow, Penryn**

Mr Crew  
Sarah Clarke

### **PA17/07678 – 35 Old Well Gardens, Penryn**

Mr and Mrs Godridge

## **237. MINUTES**

**RESOLVED** that the minutes of the meeting of the Planning Committee held on the 18 September 2017 be approved and signed by the Chairman as a correct record.

*Proposed by Councillor Mrs S Peters and seconded by Councillor Mrs M May*

## **238. PLANNING APPLICATIONS**

### **PA17/07267 – Unit 46C, Parkengue, Penryn**

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

*Proposed by Councillor Mrs S Peters and seconded by Mrs V Bennett.*

### **PA17/08216 – Falmouth & District Laundry, 41, The Praze, Penryn**

**RESOLVED** that the Town Council has no objections subject to the Tree Officers recommendations.

*Proposed by Councillor M Snowdon and seconded by Councillor C Wenmoth*

### **PA17/08276 – Trelawney, Truro Hill, Penryn**

**RESOLVED** that the Town Council has no objections subject to the advice of the Tree Officer.

*Proposed by Councillor Mrs M May and seconded by Councillor Mrs S Peters*

### **PA17/07678 – Land Adjacent 35 Old Well Gardens, Penryn**

**RESOLVED** that the Town Council defers the application until a site meeting has been arranged with the Cornwall Council Planning Officer

and will delegate the decision to the Town Clerk and Chairman.

*Proposed by Councillor Mrs S Peters and seconded by Ms R Holden*

**PA17/07789 – RAOB, Tresooth Lane, Penryn**

**RESOLVED** that the Town Council Fully Supports the application.

*Proposed by Councillor Mrs M May and seconded by Councillor Mrs S Peters*

**PA17/08450 – 35 Poltair Road, Penryn**

**RESOLVED** that the Town Council objects to the application due to over development and size and scale not being in proportion to the host property.

*Proposed by Councillor M Snowden and seconded by Councillor C Wenmoth.*

**PA17/08509 – Vinery Meadow, Penryn**

**RESOLVED** that the Town Council defers the application until a site meeting has been arranged with the Cornwall Council Planning Officer and will delegate the decision to the Town Clerk and Chairman.

*Proposed by Councillor Mrs S Peters and seconded by Councillor Mrs V Bennett*

**PA17/07913 – Land west of 6 Brook Place, Penryn**

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

*Proposed by Councillor Mrs S Peters and seconded by Councillor J Thompson*

**239. DECISION NOTICES**

The list of decision notices was **NOTED**.

There being no further business the meeting was closed at 8.30pm



## PLANNING COMMITTEE

**16 OCTOBER 2017**

### Planning Applications

App. No.	Details	Response Deadline
PA17/08979	46 Bohill, Penryn Removal of existing roof and creation of new roof with dormer and roof lights Mr T Robinson	17 October 2017
PA17/07556 and PA17/07557 (listed building consent)	Corner Cottage, 33 St Gluvias Street, Penryn Proposed new dwelling and associated parking within gardens of 33/35 St Gluvias Street to include new parking and rear access for number 35 St Gluvias Street and changed parking area and rear access for 33 St Gluvias Street. The removal of the wall adjoining Permarin Road and replacement. Ms P Farrington	10 October 2017
PA17/09379	Plot 5 Bella Vista Gardens, Access to Bella Vista Gardens, Truro Hill, Penryn Non-material amendment application (No.1) for change of cladding material, minor5 internal amendments and front covered entrance area now enclosed, all to match Plot 8 to (PA16/09966), proposed new dwelling and detached garage. Mr Brendan Johnstone	17 October 2017



App. No.	Details	Response Deadline
PA17/09033	<p>44 Bohill, Penryn – FOR INFORMATION ONLY Felling of T4 and T5 and works to T3 (ash trees) Ms Therese Canning</p> <p>This application is for works to trees in a Conservation area and will be decided under delegated authority. No need for Penryn Town Council to submit any comments.</p>	No need to comment
PA17/09061	<p>Challenger Marine Ltd, 30 Parkengue, Penryn Certificate of existing lawfulness for use of building to operate an engineering and boat repair business with storage and distribution (use classes B1, B2 and B8) Mr John Langan</p>	



# PENRYN Town Council

## PLANNING COMMITTEE

16 OCTOBER 2017

### Decision Notices

App. No.	Details	Decision	Decision Date	Council's Observation
PA17/00565	<b>Century House, 28, Parkengue, Penryn</b> Demolition of existing industrial units and the erection of a mixed use development comprising 10 startup employment units, cafe/bar, gym, retail unit and 43 student cluster flats	WITHDRAWN	15 September 2017	No objections
PA17/06220	<b>Penryn Primary Academy, Treverbryn Rise, Penryn</b> Construction of new link building to accommodate centralised administration, reception/staff facilities along with and associated internal changes to existing Infant and Junior Schools.	APPROVED	19 September 2017	Fully Support- However concerns on poor vehicle access and parking on site
PA17/06333	<b>25 Higher Market Street, Penryn</b> Listed building consent for internal and external works associated with proposed conversion of former bank into four flats	APPROVED	14 September 2017	No Objections



App. No.	Details	Decision	Decision Date	Council's Observation
PA17/07016	<b>Land Off Love Lane, Gorran Gorras, Penryn</b> Remove self-sewn Sycamore, Elm, Ash and Lime situated around the boundaries	WITHDRAWN	18 September 2017	Deferred - We have asked Cornwall Councillor John Symons to request further information on these value amenities to the town and will await the Tree Officers Report.
PA17/08216	<b>Falmouth and District Model Laundry, 41 The Praze, Penryn</b> Various Tree works	DECIDED NOT TO MAKE A TOP (TCA apps)	28 September 2017	No Objections - subject to Tree Officers recommendations and advice
PA17/09033	<b>44 Bohill, Penryn</b> Felling of T4 and T5 and works to T3 (ash trees)	DECIDED NOT TO MAKE A TOP (TCA apps)	5 October 2017	-

**Current Road Traffic Regulation ACT 1984 S.14: Temporary Prohibition of Traffic Notices  
For Penryn**

**FOR INFORMATION**

<b>Location:</b>	<b>Timing:</b>	<b>Contact:</b>
Western Power Distribution have requested to close the following road to carry out works to their apparatus:  Helston Road, Penryn	8 November 2017 to 21 November 2017(1900 to 0700 hours and 12 November 2017 for 24 hours	B Trays, Kier 07740 394460

# Minutes of the Penryn Neighbourhood Plan Steering Group

**Monday 24 July 2017**

**Attendance:** D Garwood, Chair (DG), M May (MM), M Northern (MN), R Holden (RH), H May (HM), M James (MJ), L Body, minutes (LB)

S Furley (SF) Principal Planning Policy Officer, Cornwall Council

Members of the Public:

K Hepworth (KH)

Mr and Mrs Campbell (JL)

H Spry-Leverton (HSL)

L Kellgren (LK)

Agenda Item:	Minute:	Action:
1. Apologies	C Wenmoth (CW), M Cant (MC), Claire Wilson (CW), S Persigetti (SP), Joanie Willett (JW), Frances Crow (FC)	
2. Minutes of Previous meeting and Matters Arising	<p>The minutes of the previous meeting were noted as accurate.</p> <p>RH reported that DG, MN and herself had just completed a round of telecalls of all those members of the public who had expressed an interest in becoming involved with the NP. Take up was positive. N RH will write up responses.</p> <p>Carnival night was a great success and over 500 A5 flyers were distributed amongst the crowd.</p> <p>Website is still ongoing but needs checking as some issues on access were reported. DG to investigate further.</p>	RH
3. Community Land Trust	<p>RH reported that the Community Land Trust (CLT) had previously met with the Town Council's Planning Committee.</p> <p>The Planning Committee felt that the scheme has potential to run in tandem with the town's Neighbourhood Plan and RH, as Vice Chair of the Neighbourhood Plan Steering Group, would present the proposal to today's meeting.</p> <p>The CLT is a not for profit, community based organisation run by volunteers that develops housing at permanently affordable levels, or other assets, for long term community benefit.</p> <p>It helps local communities set up their own community land trust, develop affordable housing and work closely with communities and Parish or Town Councils to develop affordable housing and other assets for local people.</p> <p>The CLT are keen to work alongside PTC and within the NP housing working group, when formed, but more information is required and so there is a need to get experiences from others that have</p>	DG

	been involved with the CLT, both good and not so good. Once obtained invite CLT back to a NP meeting.	
4. Next Steps	<ul style="list-style-type: none"> <li>SF explained to the meeting that Cornwall Council does not have spare capacity in terms of assisting Penryn's NP but added that she would be more than willing to help out wherever she could at no cost. SF reported that she had gone through the Engagement Plan and looked at the consultations that had taken place and said that they were excellent. She added that she would send an analysis of the public responses in writing to us. SF added that she would be able to assist (as a scrutiny role) with any policy queries and also assist with policy writing.</li> <li>In response to queries from LK in regard to student housing issues in the town it was decided to hold a future meeting with Olive Lane from the University.</li> <li>RH will contact the author of Crantock's NP to see if she could assist us.</li> <li>Three to four members of the group to meet with Terry Grove-White.</li> <li>Now need to start forming the working groups under the headings in the vision statement.</li> <li>RH and HM to attend Penryn Town Fair and have a stall and try and get people to sign up to the Steering Group.</li> <li>At the September meeting all strands will need to be identified and then have another workshop in October with which for people to comment.</li> <li>The Falmouth Packet will be running a piece on our story so far. DG to follow up.</li> </ul>	<p>SF</p> <p>DG</p>
5. Date of next meeting	11 September 2017 at 6.00pm	

# Minutes of the Penryn Neighbourhood Plan Steering Group

**Monday 11 September 2017**

**Attendance:** D Garwood, Chair (DG), M May (MM), M Northern (MN), R Holden (RH), H May (HM), C Wenmoth (CW), C Leo (CL), L Body, minutes (LB)

Members of the Public:

Mr Greg Clarke and Mrs Moni Clarke

Agenda Item:	Minute:	Action:
1. Apologies	<p>M James (MJ), C Smith (CS), S Persigetti (SP), M Cant (MC), F Crow (FC), C Wilson (CW)</p> <p>CL read out a letter from MC stating that due to personal circumstances he would have to withdraw from the group. The meeting NOTED his withdrawal.</p>	
2. Minutes of Previous meeting and Matters Arising	The minutes of the previous meeting were deferred to the next meeting due to lack of IT equipment available following the Town Council's move to the Library.	
3. Update on Town Fair	<p>MM reported that Fair Day went very well and that it was pitched right this year with lots of entertainment, stalls and visitor numbers were high.</p> <p>RH, who was in sole charge of the Neighbourhood Plan stall, added that she was not overwhelmed by public interest but lots of flyers were given out and that it was worth doing to keep the momentum going.</p>	
4. Planning for working Group Meeting in October	<p>The next workshop is going to be held on the 21 October in the Temperance Hall from 11.00am to 1.00pm. There will be a meeting prior to this on the 9 October to enable discussions and planning for the workshop. Both dates are to be well advertised in advance. Inform the Press. There is also a need to find out everyone's commitment for the 21 October workshop.</p> <p>MM and RH attended the recent Network Meeting and our work thus far was used as an exemplar by Cornwall Council to other parishes which is excellent feedback as we now move into the more detailed work.</p>	
5. Atlantic Arc Planning Proposal	The meeting went through the proposal from Terry Grove-White (TGW) of Atlantic Arc Planning. The proposal forms the first stage	



	<p>in setting out an approach to support the development of our Plan. The fee rate is £450 per day (discounted at 30%) for 8 days with all identifiable costs included.</p> <p>After general discussion on whether the Steering Group felt that some of the work could be done within the group MM suggested that she take the proposal to MJ at Cornwall Council to see if the tasks are relevant in regard to where we currently are. MM will then speak with TGW and then have a review on the 9 October meeting.</p>	
6. Next Steps	<ul style="list-style-type: none"> <li>• Chris Daly (Planning Officer) and Councillor of St Gluvias Parish Council to be included on our Steering Group list</li> <li>• Include all neighbourhood parishes on our Steering Group list</li> <li>• Megan to design a next steps questionnaire and it be sent around to all local businesses</li> <li>• Contact to be made to all on the civic list and sent them also to be sent the questionnaire.</li> <li>• Investigate a 'feedback' box for the Plan</li> <li>• Try and get more student involvement</li> <li>• Megan to continue working on the website</li> <li>• Make more use of the Library and have displays and information leaflets available. Megan could design some posters and flyers.</li> <li>• CL is completing the funding application and requested an estimate for 'year end' now and then he can bid for that sum of money</li> </ul>	
7. Date of next meeting	9 October 2017 – 6.30pm Penryn Library	