



Dear Councillor

You are hereby summoned to a meeting of the Planning Committee to be held **virtually via Zoom** on **Monday 17 August 2020** at **7.00 p.m.** For the transaction of the undermentioned business. *Members will receive a link by email to join the meeting.*

Members of the public who wish to speak during public participation regarding items on the agenda are asked to contact the Penryn Town Council by 12pm on Monday 17 August to obtain a link to the meeting. Email linda.body@penryntowncouncil.co.uk Tel: 01326 373086.

Town Clerk

10 August 2020

Members of the public wishing to view the livestream of the meeting can use the link below to gain public access to the Town Council's YouTube Channel. Live streaming will commence at 7pm. <https://www.youtube.com/channel/UCS0-rbnw-rxlxOwG5RuvLTw>

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 12 noon on Monday 17 August 2020 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.

- 5. MINUTES**
To approve as a correct record the minutes of the planning committee held on 28 July 2020 [pages 3 to 4].
- 6. CORRESPONDENCE**
To receive any correspondence relevant to the Council.
- 7. PLANNING APPLICATIONS**
To consider planning applications submitted for observations [page 5]
- 8. DECISION NOTICES**
To note the decision notices by Cornwall Council. [pages 6 and 7]
- 9. PA20/01424 - 5 BROAD STREET, PENRYN**
To discuss the decision made by Cornwall Council on the above application.
- 10. CLIMATE EMERGENCY DPD – CONSULTATION ON DRAFT PLANNING POLICY**
To discuss the consultation on the pre submission Report
<https://www.cornwall.gov.uk/climatechangedpd>
- 11. FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE**
To note the comments of the F&PCAAC dated 6 July 2020 [pages 8 to 10]

Membership:

Councillor Langan
Councillor Snowdon
Councillor Bennett
Councillor M May
Councillor Peters
Councillor Rickard
Councillor Wenmoth (*ex officio Town Mayor*)
Councillor McSorley
Councillor Tucker (*ex officio Deputy Mayor*)
Councillor H May
Councillor Garrett
Councillor Edwards
Councillor Widdon
Councillor Ruby

MINUTES OF THE MEETING OF THE **VIRTUAL PLANNING COMMITTEE** OF PENRYN TOWN COUNCIL HELD ON **TUESDAY 28 JULY 2020 AT 7.00PM**

Councillors

Langan (Chairman), McSorley (Vice Chairman), Bennett, Garrett, M May, Tucker, Wenmoth and Widdon

In Attendance

L Body – Administration Officer

J Symons, Cornwall Councillor for Penryn East & Mylor

1. APOLOGIES

Apologies for absence were received from Councillors Edwards (working), Rickard (away), Ruby (working).

Councillors H May, Peters and Snowdon were absent, no apology given

2. DECLARATIONS OF INTEREST

There were no declarations of interest.

3. DISPENSATIONS

There were no requests for dispensations.

4. PUBLIC PARTICIPATION

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

5. MINUTES

RESOLVED that minutes 103 to 111 of the meeting of the Planning committee held on the 16 March 2020 be approved and signed as a correct record.

Proposed by Councillor McSorley and seconded by Councillor Tucker

6. CORRESPONDENCE

There were no items of correspondence relevant to the committee.

7. PLANNING APPLICATIONS

PA20/00003/NDP – Plan proposal for Budock Neighbourhood Plan

RESOLVED that the Town Council fully supports the Budock Neighbourhood Plan proposal and wished to congratulate Budock Parish Council for reaching this point and for the hard work by all those involved.

Proposed by Councillor Garrett and seconded by Councillor Widdon

PA20/04951 – The Coach House, St Thomas Street, Penryn

RESOLVED that the Council objects to the application of installing UPVC windows within a property in the town's conservation area.

*Proposed by Councillor McSorley and seconded by Councillor Tucker.
Councillor Garrett wished it to be recorded as that she voted against this decision.*

The meeting discussed at length the issues that they frequently encounter in regard to these applications and the problems they cause i.e. installation of UPVC in listed buildings and in conservation areas within the town. There needs to be a balance for sustainability but also the needs of the heritage impact of the town needs to be considered. This is something that should be discussed at a Full Council meeting and also with the Council's Climate Emergency group so that an informed decision can be made on the most suitable way forward for all concerned.

PA20/04766 & PA20/04767 - Islington Wharf, Church Hill, Penryn

RESOLVED that the Town Council agrees in principle to the application but would object to the use of aluminium or plastic windows being used in this conservation area.

Proposed by Councillor M May and seconded by Councillor Bennett

Councillor Wenmoth left the meeting and did not return

8. PRIOR PLANNING APPLICATIONS AND DECISION NOTICES

The planning application responses made during the Covid-19 lockdown were **APPROVED**.

The list of decision notices made by Cornwall Council were noted.

The committee requested an update from Cornwall Councillor, John Symons, regarding application PA20/01424 – 5 Broad Street, Penryn.

After a lengthy discussion it was requested that the decision sheet and the Councillor vote from Cornwall Council be requested to fully understand their reasoning on approving this application.

9. FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE

The minutes of the Falmouth & Penryn Conservation Areas Advisory Committee meeting dated the 2 March 2020 and the planning application comments dated 6 April, 11 May and 1 June 2020 were noted

There being no further business to transact the meeting was closed at 8.15pm

CHAIRMAN



PENRYN
Town Council

PLANNING COMMITTEE – 17 AUGUST 2020

Planning Applications

App. No.	Details	Response Deadline
PA20/04644	Asda Stores Ltd, Access Road at Asda, Penryn Works to trees namely – T8 Oak, G1 mixed group, G2 Elder and Thorn group, subject to a Tree Preservation Order (TPO) Mr Findlay	18 August 2020
PA20/05404	Michco 1020 Ltd., 30 Parkengue, Penryn Installation of a CO2 storage tank 6m (h) on the West elevation adjacent to existing Malt storage silos 9m (h), installation of additional extract flue on south elevation through roof, creation of a hardstanding on the east elevation for storage of kegs and palettes and new fire exit door opening in south elevation, replacement of existing roller shutter in south elevation with glazed doors to create a new 'main' entrance to the building, new aperture in west elevation for an area of glazing Mr Adam Robertson, Verdant Brewing Co	18 August 2020
PA20/05758	69 and 69a West Street, Penryn Certificate of Lawfulness for the existing use of occupation/tenancy Mr Edward Shelton	28 August 2020

PLANNING COMMITTEE

17 AUGUST 2020

Decision Notices

App. No.	Details	Decision	Decision Date	Council's Observation
PA20/03002	55 Chandler Park Penryn TR10 9FL Works to trees namely - Eucalyptus(T1,T2,T3) subject to a Tree Preservation Order(TPO) Mr Downes	APPROVED	30 July 2020	Fully support, but would like the works to be completed outside the nesting season
A20/03499	Land Adjacent 1 Poltisko Road Penryn TR10 8PJ Reserved matters application following outline approval PA19/01234 for a single dwelling Dr Sarah Taylor	APPROVED	28 July 2020	<p>No Objections, In conjunction with the forthcoming adoption of our Neighbourhood Plan and the declaration of the Climate Emergency, Penryn Town Council encourage all applications where relevant to consider renewable energy options, such as solar panels and non-gas reliant heating; energy efficiency measures, such as insulation; sustainably sourced materials and inclusion of electric car charging points</p> <p>In accordance with national and Cornwall Council policy and the Penryn Neighbourhood Plan, planning applications should aim for a net gain in biodiversity. Landscape planting should be sympathetic to local native species and habitats and avoid species known to be invasive in Cornwall</p>

App. No.	Details	Decision	Decision Date	Council's Observation
PA20/04495	Unit 46 Parkengue Penryn Cornwall TR10 9EP Proposal: Change of Use from D2 to B1 B2 general light industry - metal fabrication, cutting, folding stainless steel and aluminium Mr Tony Godfrey	APPROVED	28 July 2020	No objections

FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE

Comments on Applications presented on the Agenda for 6th July 2020

PA20/04564 <i>F&PCAAC (JS)</i>	11	11 Florence Terrace Falmouth TR11 3RR Installation of dormer window to south roof of property. support provided plain and not ornate ridge tiles are used on the dormer.
PA20/0315	22	West Street Penryn TR10 8ES Listed building Consent for Gas Connection and visible exterior pipe.
PA20/04437 <i>F&PCAAC (JS)</i>	12	Woodlane Falmouth TR11 4RF Extension of existing block built garden shed to provide workshop space with replacement of asbestos roof with new flat roof. <i>Support.</i>
PA20/04604 PA20/01169 <i>F&PCAAC (AS)</i> <i>F&PCAAC (JS)</i>		River View Meadowbank Road Falmouth TR11 2ND Extension and conversion of detached bungalow to two 3- storey houses with off-road parking. River View Meadowbank Road Falmouth TR11 2ND PRE-APPLICATION advice for extension and conversion of detached bungalow to two 3- storey houses with off-road parking. <i>This is of poor design and does not fit in with surrounding houses. It is too tall and will overlook the neighbouring property.</i> Refuse purely based on the large flat roofed Dormer which should be redesigned to match with the smaller ridged roof dormers in the street. The internal layout need not be significantly affected.
PA20/04163 <i>F&PCAAC (AS)</i> <i>F&PCAAC (JS)</i>	2	Park Crescent Falmouth TR11 2DL Creation of new 3 bedroom dwelling to the rear of the property. <i>A three bedroomed house crammed in to too small a space. It is so close to the boundary that it is bound to adversely affect the neighbouring properties.</i> Refuse . This has previously been approved in a smaller format by delegated powers despite objections from ourselves and the town council. Enlarging the proposed building has made it even more objectionable. The design still does not enhance the Conservation area and the outlook from the bedrooms is screened providing a very poor outlook. The increase in size makes it far more visible from the front of the property than before, which reveals a truly unremarkable and un-neighbourly design.
PA20/03821 <i>F&PCAAC (AS)</i> <i>F&PCAAC (JS)</i>	14	Clare House, Clare Terrace Falmouth TR11 3ES Conversion of seven bedsits to six en-suite flats including the construction of a fire escape platform on the first floor level. <i>The plans are not clear. The symmetry is ruined with a single dormer, conservation roof lights would have been better.</i> Refuse. I have no problem with the conversion of this HMO to flats. However, the design is so poor and the flats so small it needs to be

		redesigned. Four bedrooms and living rooms have no windows and the balance in room sizes between bedroom and living room in some flats is very poor. There is a kitchen/living room which has no window and is only 2.65m wide. A large percentage of the top floor flat floor space is unusable because of the sloping roof. I accept that these comments are not related to conservation issues.
PA20/04735 <i>F&PCAAC (JS)</i>	69	North Parade Falmouth TR11 2TE Extension in to loft space to create bungalow dormer with dormer windows front and rear. Single storey rear extension. <i>Support.</i>
PA20/02933 <i>F&PCAAC (AS)</i> <i>F&PCAAC (JS)</i>		Ashfield House Ashfield Gardens Falmouth TR11 2RZ Listed Building Consent for formation of covered turning space, land adjoining Ashfield House. <i>The drawings do not make it clear as to how the external appearance of the house will be affected by the covered turning space.</i> <i>Support. This was previously objected to and has been resubmitted and now also changed. The Case officer and conservation officer have negotiated changes to the material finishes ie wood shingle roof and stonewall facings to the walls.</i>
PA20/01811 <i>F&PCAAC (JS)</i>	8	Florence Terrace Falmouth TR11 3RR Listed Building Consent for internal alterations to kitchen removing chimney breast new doors to proposed glazed extension replace kitchen window and recover roof with natural slate replace attic windows. Partial demolition of garage and rebuilding. <i>Refuse. The garage has been overdeveloped and through its size mainly is out of character with the area.</i>
PA20/04803 <i>F&PCAAC (AS)</i> <i>F&PCAAC (JS)</i>	28	Grovehill Crescent Falmouth TR11 3HR Demolition of existing garage with replacement two storey extension, modifications to existing dwelling including loft conversion and construction of detached garage. This is a large overdevelopment that is out of scale with its surroundings It is overbearing on neighbouring property This application fails to properly consider its setting and proximity of heritage asset (GHH) and does not address the NDP Policies that apply - DG3, DG6 and DG8 Refuse . This is overdeveloped and is just across the road from a Grade 2 listed building. The NP have submitted a detailed objection to the Town Council which should be circulated to committee members if possible. and included with our comments.

Applications by prior request

PA20/01175 <i>F&PCAAC (AS)</i>		The Cottage Vernon Place Falmouth TR11 3BE PRE-APPLICATION advice for a small two storey extension. <i>The extension is far too large for the space available. There would be a problem of overlooking of the old Bakehouses.</i>
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<p>PA20/01004</p> <p>F&PCAAC (RRGH)</p> <p>F&PCAAC (AS)</p>		<p>Falmouth Theatre Co. Chapel Terrace Vernon Place TR11 3BQ PRE-APPLICATION advice for restoration and enhancement of existing building. Retaining existing theatre space on ground floor level for community use with the insertion of an additional first floor to allow for an apartment over, occupying the first floor and rear existing extension. HEP CONSULTATION AND TELEPHONE/SKYPE, UNACCOMPANIED SITE VISIT</p> <p><i>I believe this Pre-App is now determined but if it is still possible to comment I would like to add that inserting any extra fenestration into the front elevation would be abhorrent although opening up of the round window near the apex would be entirely acceptable. Any new roof covering should be natural slate and any solar panels should not be visible from the water (ie. placed well back from the front elevation of the building).</i></p> <p><i>Would support this. Advice has already been given.</i></p>
<p>PA20/01182</p> <p>F&PCAAC (RRGH)</p>		<p>PRE-APPLICATION advice for demolition of existing building and erection of new mix use building comprising of light industrial (workshop) at groundfloor, office at first and 1 x residential unit at second floor.</p> <p><i>I was pleased to see such a good overall proposal for this currently redundant and scruffy site. I like the proposed use for river related and residential purposes. While I am not overly happy about the unusual angling proposed for the Commercial Road elevation, it does have the effect of setting the whole structure back from the highway and allowing space for parking/access for boats and trailers. I would prefer the entire front elevation to be set back parallel to the highway, although on different planes if this is necessary to preserve a certain amount of interior space.</i></p> <p><i>It would be preferable to at least echo/reference the fenestration of the two listed buildings mentioned as design influences. There is no objection to the change of use for the 2nd floor as there is already precedent for this on Commercial Road, and in my view it is desirable to create mixed-use developments in this area, which in turn attracts other different businesses such as Origen Coffee to the area.</i></p>
<p>PA20/01213</p> <p>F&PCAAC (AS)</p>	<p>1</p>	<p>1 Clifton Crescent Falmouth Cornwall TR11 3QQ PRE-APPLICATION advice for proposed first floor extension and reconfiguration of ground floor with addition of new porch to existing single storey annexe adjacent.</p> <p><i>This sounds like yet more back garden development turning an annexe into a house.</i></p>