



PENRYN
Town Council

Dear Councillor

You are hereby summoned to a meeting of the Planning Committee to be held **virtually via Zoom** on **Monday 21 September 2020 at approximately 8.00pm** (following the Council meeting) 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 21 September to obtain a link to the meeting. Email linda.body@penryntowncouncil.co.uk or Tel: 01326 373086.

A handwritten signature in black ink, appearing to read 'Linda Body'.

Town Clerk

14 September 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-rxIxOwG5RuvLTw>

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 21 September 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 17 August 2020 [pages 3 and 4].
6. **CORRESPONDENCE**
To receive any correspondence relevant to the Council.
7. **PLANNING APPLICATIONS**
To consider planning applications submitted for observations [pages 5 and 6]
8. **DECISION NOTICES**
To note the decision notices by Cornwall Council. [page 7]
9. **FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE**
To note the comments of the F&PCAAC dated the 3 August 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 **PLANNING COMMITTEE** OF PENRYN TOWN COUNCIL
HELD ON **MONDAY 17 AUGUST 2020 AT 7.00PM REMOTELY VIA ZOOM**

Councillors

Bennett, Edwards, Garrett, H May, M May

In Attendance

L Body – Administration Officer

J Symons, Cornwall Councillor for Penryn East & Mylor

10. APOLOGIES

Apologies for absence were received from Councillors Langan (funeral), McSorley (family commitment), Peters (family commitment), Rickard (medical), Snowdon (working) Tucker (family commitment), Wenmoth (sickness)

Councillors Ruby and Widdon absent, no apology given

11. DECLARATIONS OF INTEREST

Councillor Garrett declared a non-pecuniary interest in application PA20/05404 – Micho 1020 Ltd

12. DISPENSATIONS

There were no requests for dispensations.

13. PUBLIC PARTICIPATION

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

14. MINUTES

RESOLVED that minutes 1 to 9 of the meeting of the Planning committee held on 17 July 2020 be approved and signed as a correct record.

Proposed by Councillor Edwards and seconded by Councillor Garrett

15. CORRESPONDENCE

There were no items of correspondence relevant to the committee.

16. PLANNING APPLICATIONS

PA20/04644 – Asda Stores Ltd., Access Road at Asda, Penryn

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

Proposed by Councillor Garrett and seconded by Councillor Edwards

PA20/05404 – Micho 1020 Ltd., 30 Parkengue, Penryn

Having earlier declared a non-pecuniary interest in the application, Councillor Garrett left the meeting for the duration of the item and did not take part in the discussion.

Due to Councillor Garrett leaving the meeting the meeting became inquorate.

The members briefly discussed the application concerns were raised about a possible toxic spillage and whether there were any flammable items stored within the site.

Due to the meeting being inquorate no decision/vote or vote was taken on the application.

Following the above discussion Councillor Garrett returned to the meeting

PA20/05758 – 69 and 69a West Street, Penryn

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

Proposed by Councillor Garrett and seconded by Councillor Bennett

17. DECISION NOTICES

The decision notices were noted.

18. PA20/01424 – 5 BROAD STREET, PENRYN

As requested at the previous meeting the committee had been sent the decision sheet and Officer comments from Cornwall Council. Whilst the committee were not happy with the results it did accept that the final decision on this application has now been made.

Councillor Symons reported that Mylor Parish Council has made a Freedom of Information request to Cornwall Council for further detailed information.

19. CLIMATE EMERGENCY DPD – CONSULTATION ON DRAFT PLANNING POLICY

The meeting discussed the consultation on the Climate Emergency DPD and supported the plan.

Councillor Garrett will circulate her comments to the committee members in regard to the section on town centre development principles.

20. FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE

The comments of the Falmouth & Penryn Conservation Areas Advisory Committee meeting dated the 6 July 2020 were noted

There being no further business to transact the meeting was closed at 7.30pm

CHAIRMAN



PENRYN
Town Council

PLANNING COMMITTEE – 21 SEPTEMBER 2020

Planning Applications

App. No.	Details	Response Deadline
PA19/10381	Pen Bethan, Hillhead Road, Kergilliack, Budock Detailed planning application for the erection of 133 residential dwellings (including affordable housing) with associated access, estate roads, car parking, infrastructure and open space	25 September 2020
PA20/04616	Bank House, 33 Higher Market Street, Penryn Listed building consent for the installation of surface mounted meter box on wall, involving gas being brought from the street, to be installed by Wales and West utilities Miss S Allen	22 September 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. Verdant Brewing Company	22 September 2020
PA20/06056	Trenance, Round Ring, Penryn G1 hedge row Elm trees – 15m. To coppice these trees and leaving oak tree Mr J Brown	22 September 2020

App. No.	Details	Response Deadline
PA20/06260	25 Trelowen Drive, Penryn Proposed works: Ash (T11). Removing over hanging branches/thinning because of excessive shading and debris/branches falling from the tree Mrs M Allen-Blackmore	22 September 2020
PA20/06586	The Vicarage, Church Hill, Penryn Listed building consent for installation of conservation roof windows to the south facing roof (amendment to previous approval PA19/08877) which included roof windows to north facing roof) Mr R Fergus	2 October 2020
PA20/06942	Land North of Golden Acre, Durgan Lane, Penryn Application for outline planning permission with some matters reserved for the construction of two dwelling houses (access only) Mrs Hepburn	29 September 2020



PENRYN
Town Council

PLANNING COMMITTEE

21 September 2020

Decision Notices

App. No.	Details	Decision	Decision Date	Council's Observation
PA20/04951	The Coach House, St Thomas Street, Penryn Replace single glazed casement windows with UPVC double glazed heritage sash windows Mr G Trebilcock	REFUSED	3 September 2020	The Town Council objects to the use of UPVC double glazing in a conservation area. As guided by the policies within the Penryn Conservation Area Management Plan and Neighbourhood Plan.
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	APPROVED	19 August 2020	No objections

FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE

Comments on Applications presented on the Agenda for 3rd August 2020

<p>PA20/04919</p> <p>F&PCAAC – AS</p> <p>F&PCAAC – JS</p>		<p>Penrose Sailmakers Upton Slip Church Street TR11 3DQ</p> <p>Application to determine if prior approval is required for proposed change of use from light industrial to a residential dwelling</p> <p><i>Would have thought this is a sensible proposal to keep the building in use.</i></p> <p><i>This is a listed Building.</i></p>
<p>PA20/04914</p> <p>F&PCAAC – AS</p> <p>F&PCAAC - JS</p>		<p>Tocopilla Cottage King Charles Quay Falmouth TR11 3HQ</p> <p>Creation of 2nd floor with roof terrace by converting/adapting loft space.</p> <p><i>Has been adapted, so no objection.</i></p> <p><i>Ok with this the design has been revised and improved.</i></p>
<p>PA20/05320</p> <p>F&PCAAC – AS</p> <p>F&PCAAC - JS</p>	<p>11a</p>	<p>Gyllyngvase Terrace Falmouth TR11 4DL</p> <p>Construction of car port with decking over, replace flat roof with pitched roof, external wall cladding and replacement window and door</p> <p><i>The proposed development is over large and would overlook properties in Melvill Road.</i></p> <p><i>Decking/Carport far too large and therefore out of character especially in the conservation area. So big it creates an overlooking issue especially with its proximity to the first floor bedroom window opposite across the narrow rear access road. A much smaller deck would be acceptable.</i></p>
<p>PA20/04951</p> <p>F&PCAAC – RRGH</p>		<p>The Coach House St Thomas Street Penryn TR10 8JP</p> <p>Replace single glazed casement windows with UPVC double glazed heritage sash windows.</p> <p><i>This property may well have been REBUILT only 35 years ago, but the location, orientation and stonework are centuries old; the granite used was probably robbed-out from the derelict Glasney College. Thus it is difficult to fix on a precise accepted age of the building, but certainly it should be viewed in the context of the adjoining buildings which appears to possess the remnants of 18th/early 19th century in their features and possibly older, given the general location in one of the earliest mediaeval parts of the town.</i></p> <p><i>Thus to introduce Upvc windows is total anathema in these surroundings. If Penryn Town Council are suggesting double hung sashes as opposed to casements then I would agree, although casements would not have been exceptional in this date range (see lower St. Gluvias Street for similar in Penryn). However, the materials should be white painted hardwood if the owner wishes them to prevail, and to provide the requisite ENHANCEMENT OF THE CONSERVATION AREA.</i></p>

F&PCAAC – AS F&PCAAC - JS		<i>We are always against UPVC windows in the conservation area. Replacements should be in wood.</i>
PA20/04767 F&PCAAC – AS F&PCAAC - JS		Islington Wharf Church Hill Penryn TR10 8AT Listed building consent for external refurbishment and improvements to Buildings A and B. Replacement of Building C with new two storey building. <i>Good to see that the buildings are being cared for. I hope the existing usage for boatbuilding and creative arts will be maintained. However, no mention has been made of flood defences. In heavy rain, water flows down Church Hill into the entry of Islington Wharf and at high tide it seeps in through the foundations of the buildings nearest to the river, rises in the passageway and out onto the carpark. There is evidence of the rendering coming away under the high-water line. Some defence against water incursion is necessary.</i> <i>No objection to this application.</i>
PA20/05181 F&PCAAC – AS F&PCAAC - JS		Flat Penwerris Post Office Polwhaverall Terrace TR11 2LR Changes to Post Office store roof to create outdoor flat roof terrace area for upper storey flat. <i>An improvement as long as there is no overlooking of the gardens in Langton Terrace.</i> <i>Would affect character of the conservation area negatively.</i>
PA20/04956 F&PCAAC – AS F&PCAAC - JS	19/20	19/20 Wodehouse Terrace Falmouth TR11 3EN Listed building consent to rebuild party shared brick wall with re-enforced end pillar <i>No objection.</i> <i>Approve it stabilises the wall.</i>
PA20/05694/695/ 696/697/698 F&PCAAC - AS F&PCAAC - JS	1	Units 1, 2, 3, 5 - Lansdowne Road Falmouth TR11 4BE Certificate of lawfulness for existing use as a self-contained dwelling. <i>The outside look of the building will not be affected - no objection.</i> <i>OK with these.</i>

Applications by prior request

PA20/01545	5	5 Bells Court Market Street Falmouth TR11 3AZ PRE-APPLICATION advice for proposed residential development of nine apartments in two buildings, Bells Court and Smithick Hill. <i>Although this design is better than the previous one, it still will have an adverse effect on the Listed Buildings in Bell's Court, one of the oldest parts of Falmouth</i>
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<p>PA20/01350</p> <p><i>F&PCAAC - AS</i></p>		<p>Pendennis Shipyard Land North Pendennis Castle Middle Point Pendennis TR11 4NG</p> <p>PRE-APPLICATION advice for the utilisation of former oil tanks to accommodate material storage at lower level, and safe car parking on the upper level for Pendennis personnel / associated contractors.</p> <p><i>English Heritage should be consulted. Care should be taken that the cars are not visible from the sea.</i></p>
<p>PA20/05505</p> <p><i>F&PCAAC - AS</i></p>		<p>M.B.M.L.Land at Castle Drive Falmouth Cornwall TR11 4NE</p> <p>Telecommunications prior approval for 15m monopole with 6no. antennas, cabinets, and ancillary development</p> <p><i>It would be better if this did not come in front of the signage explanation at this viewpoint</i></p>