

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF PENRYN HELD ON THURSDAY 27 MAY 2021 AT 7:00PM IN THE TEMPERANCE HALL (TEETOTAL HALL), LOWER MARKET STREET, PENRYN**

**Councillors**

Langan - Chairman, Bennett, Grant, Harrison, Kirby, Ronchetti, M May, Tucker, Wenmoth and Williams

**In Attendance**

Linda Body – Administration Officer

**1. ELECTION OF CHAIRMAN FOR THE 2021/22 CIVIC YEAR**

Nominations were called for the election of the Chairman.

**RESOLVED** that Councillor J Langan be elected Chairman of the Planning Committee for the ensuing civic year.

*Proposed by Councillor May and seconded by Councillor Wenmoth.*

**2. APOLOGIES**

Apologies for absence were received from Councillors Hanks and Widdon and Cornwall Councillor Williams.

**3. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**4. DISPENSATIONS**

There were no requests for dispensations.

**5. PUBLIC PARTICIPATION**

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

**6. ELECTION OF VICE-CHAIRMAN FOR THE 2021/22 CIVIC YEAR**

Nominations were called for the election of the Vice-Chairman.

**RESOLVED** that Councillor Grant be elected Vice-Chairman of the Planning Committee for the ensuing civic year.

*Proposed by Councillor May and seconded by Councillor Wenmoth.*

**7. MINUTES**

**RESOLVED** that minute numbers 90 to 100 of the virtual meeting of the Planning Committee held on 26 April 2021 were approved and signed as a correct record.

*Proposed by Councillor Tucker and seconded by Councillor Bennett.*

*Councillors Grant, Harrison, Kirby, Ronchetti and Williams abstained from the vote as they had not been members of the Council at the time of the meeting.*

## 8. CORRESPONDENCE

The Administration Officer reported;

- Cornwall Council Planning Officer regarding application reference PA21/01622 – 40 Greenwood Crescent, Penryn.

The Town Council submitted a response of 'no objections', however, the Planning Office are looking to 'refuse planning permission' due to the significant adverse impacts, these include the bulk and mass of the new dwelling, which could result in a harmful loss of outlook and oppressive feel being imposed on existing occupants.

This would then create a substandard residential environment, which would further accentuate the fact that future occupants would have inadequate private amenity space.

The Planning Officer requested that the Town Council consider the following options as set out within the Protocol for Local Councils:

1. Agree with the Officers recommendation to refuse permission.
2. Agree to disagree.
3. Having made strong planning reasons to maintain the Town Council's original position on the proposal against the Officers recommendations then a request to submit the application is to be determined by the Planning Committee of Cornwall Council

The deadline for a response is Tuesday 1 June 2021.

A discussion then took place regarding the size of the proposed dwelling and the possibility of reducing the size, it was **RESOLVED** that Councillor Langan arrange a site visit and investigate this further and report back within the permitted time frame.

*Proposed by Councillor May and seconded by Councillor Langan.*

## 9. PLANNING APPLICATIONS

### **PA20/02314 – 2A, Waterside House, Falmouth Road, Penryn**

*Retention of a portable container-based building used as a 'portable learning suite in conjunction with activities at Waterside House. Previous planning application number PA14/00133*

**RESOLVED** that the Town Council has NO OBJECTIONS to the application.

*Proposed by Councillor May and seconded by Councillor Grant.*

### **PA21/02715 – 33 Trewarton Road, Penryn**

*Single storey pitched roof extension and works to existing house and garage to provide wheelchair access bedroom and shower with variation of condition 2 of decision PA20/01474 dated 07/04/2020.*

**RESOLVED** that the Town Council has NO OBJECTIONS to the application.

*Proposed by Councillor May and seconded by Councillor Tucker.*

### **PA21/03099 - Land at College Farm, College Hill, Penryn**

*Reserved matters for scheme comprising 7 residential units, associated infrastructure (including retaining structures and works to the highway), access, parking, servicing and landscaping following outline consent PA16/06414. No environmental assessment was submitted. A reserved matters consent has already been approved for 121 residential units on site and construction work has already started on that part of the site.*

**RESOLVED** that the Town Council has no objections to the application. However, it does note the Highways Officers comments regarding constrained parking and turning space. The proportion of affordable homes to be maintained.

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. Consideration should be given to sustainable best practice schemes, such as BREEAM.

**PA21/03670 – 12 Polsethow, Penryn**  
*Replacement of existing approved balcony.*

**RESOLVED** that the Town Council has NO OBJECTIONS to the application.

*Proposed by Councillor Grant and seconded by Councillor Tucker.*

**PA21/03918 – The Jewish and Congregationalist Cemeteries, Ponsharden, Falmouth**

*Works to repair the cemeteries (scheduled ancient monuments) including repair of the walls, hedges and boundaries enclosing the cemeteries, consolidation of the remains of the Mortuary Chapel and Othl, repair and consolidation of approximately 80 monuments, landscaping, tree maintenance, reconstruction of a collapsed retaining wall and consolidation of the north boundary bank adjacent to the highway.*

**RESOLVED** that the Town Council FULLY SUPPORTS the application.

*Proposed by Councillor Langan and seconded by Councillor Grant.*

**PA21/03956 – Refined Precious Metals Ltd., Commercial Road, Penryn**  
*Change of use and replacement of existing use class E(g)(iii) industrial unit, with proposed mix use maritime development including use class E(g)(i)(ii)(iii) at ground floor, E(c)(iii) at first floor and a new separate C3(a) dwelling at second floor.*

**RESOLVED** that the Town Council FULLY SUPPORTS the application.

*Proposed by Councillor May and seconded by Councillor Grant.*

**PA21/04797 – St Gluvias Cemetery, Love Lane, Gorran Gorras, Penryn**  
*Works to trees namely – (G1) Elms, fell – (G2) Sycamore, high coppice – (G3) Turkey Oak and Sycamore remove branches – (T4) Willow, remove branches – (T5) Yew, fell – (T6) Yew, remove branches – (T7) Beech, Fell - (T8) Beech, Fell – subject to a Tree Preservation Order (TPO).*

**RESOLVED** that the Town Council has NO OBJECTIONS to the application.

*Proposed by Councillor Wenmoth and seconded by Councillor Grant.*

**PA21/04508 – Old Stable Cottage, Love Lane, Gorran Gorras, Penryn**  
*Addition of a single storey link extension, conversion of existing barn to living accommodation plus a single storey extension to form a utility room and internal alterations.*

**RESOLVED** that the Town Council has NO OBJECTIONS to the application.

*Proposed by Councillor May and seconded by Councillor Wenmoth.*

**PA21/00911 – 51 Alderwood Parc, Penryn – Amended Plans**  
*Provision of annexe for family member*

**RESOLVED** that the Town Council has NO OBJECTIONS to the application.

*Proposed by Councillor May and seconded by Councillor Tucker.*

## **10. DECISION NOTICES**

The list of decision notices received since the last meeting were noted.

## **11. FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE MINUTES (F&PCAAC)**

The minutes of the Falmouth & Penryn Conservation Advisory Committee held via Zoom on 12 April 2021 were noted.

There being no further business to transact the meeting was closed at 8.05pm

**CHAIRMAN**