



Dear Councillor

You are hereby summoned to a meeting of Penryn Town Council's Planning Committee to be held on **Monday 21 June 2021** at **7.00 p.m.** in the **Temperance Hall (Teetotal Hall), Lower Market Street, Penryn** for the transaction of the undermentioned business.

Members of the public who wish to speak during public participation regarding items on the agenda are asked to contact Penryn Town Council by 12pm on Monday 21 June 2021 via email to linda.body@penryn-tc.gov.uk or telephone 01326 373086.

Town Clerk
14 June 2021

PLANNING COMMITTEE AGENDA

1. APOLOGIES

To receive apologies for absence

2. DECLARATIONS OF INTEREST

To receive declarations of interest in respect of any items on the agenda and to consider requests from members for dispensations.

3. PUBLIC PARTICIPATION

An opportunity for members of the public to address the Planning Committee concerning matters on the agenda. Members of the public who wish to speak should contact the Town Council by 12.00p.m. (noon) on Monday 21 June 2021 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.

4. PLANNING MINUTES

To approve as a correct record minutes 1 to 11 of the meeting of the Planning Committee held on 27 May 2021. [Pages 3 to 6]

5. CLIMATE EMERGENCY MINUTES

To approve as a correct record minutes 12 to 19 of the meeting of the Climate Emergency Group held on the 22 March 2021. [Pages 7 to 8]

6. CORRESPONDENCE

To receive items of correspondence relevant to the committee.

7. PLANNING APPLICATIONS

To consider the planning applications submitted for observation [Page 9]

8. DECISION NOTICES

To note the planning decision notices from Cornwall Council [Pages 10 to 11]

9. FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE (F&PCAAC)

To note the minutes of the F&PCAAC meeting on 10 May 2021 [Pages 12 to 14]

Membership:

Councillor Bennett
Councillor Grant
Councillor Hanks
Councillor Harrison
Councillor Kirby
Councillor Langan
Councillor M May

Councillor Milan
Councillor Ronchetti
Councillor Tucker
Councillor Wenmoth
Councillor Widdon
Councillor Williams

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

MINUTES OF THE MEETING OF THE CLIMATE EMERGENCY WORKING GROUP HELD ON MONDAY 22 MARCH 2021 AT 7PM REMOTELY BY ZOOM

Councillors

Widdon, May, Garrett, Edwards

Co-opted Members

Jane Cross and Lisa Peakman

In Attendance

Darren Holland (Customer Support Officer)

12. APOLOGIES

Apologies for absence were received from Councillor Wenmoth.

13. MINUTES

RESOLVED that minute numbers 1 to 11 of the meeting of the Climate Emergency Working Group held on 11 January 2021 be approved as a correct record.

Proposed by Councillor Widdon and seconded by Councillor Garrett.

14. DECLARATIONS OF INTEREST

There were no declarations of interest.

15. UPDATE ON PREVIOUS ACTIONS

The group discussed the previous agenda heading of Windows and secondary glazing in a conservation area. It was raised that this was part of the Neighbourhood Plan.

Action - Councillor Garrett to speak with the Heritage Officer regarding their position on secondary glazing. Councillor May to provide the details of the Conservation Officer.

Councillor Garrett to draft a survey.

16. STUDENT ENERGY AUDIT RECOMMENDATIONS

The report was discussed at length, some of the recommendations are easy to progress others are more difficult, costly and time consuming.

Councillor Garrett confirmed that the Finance Officer is updating the lighting with LED's when the old unit fail.

Councillor May informed members that the buildings in the ownership and control of the Town Council had budgets allocated. Any expenditure would need to be approved by full council, and also could be looked at for next year's budget setting in November/December, alternatively, reserves could be used.

It was suggested that the Admin Officer Linda Body could investigate bidding for Public Sector Generation Scheme money.

Action – Finance Officer to look at Smart meters. Can they put in commercial buildings?

Councillor Edwards discussed 'draft excluders' for the buildings to assist in heat retention.

Insulation of walls discussed.

Student energy audit recommendations – The committee agreed that ALL recommendations should be considered by council as and when they were feasible. Next steps were to - carry out recommendations that were cost-free as soon as possible, get figures for the other suggestions and put them in future budgets

Action - Councillor Edwards will communicate speak with Finance Officer into prioritising the suggestions e.g., regarding easy opposed to difficult to implement.

17. WOODLAND BURIAL DISCUSSION

Councillor Edwards gave an overview about this scheme.

Stating that it could be lucrative for council. Very easy to implement with very little maintenance required.

Basically, no coffins are used. Cardboard or similar used and only buried three-foot-deep opposed to six feet. Then trees are planted on top.

Co2 levels were remarkably lower than normal funerals (350-400 CO₂ levels) – carbon negative in fact.

Councillor Edwards spoke about the similar scheme already in operation.

This would need to be discussed with Full Council.

Councillor May added that it would need to be alongside current offering to public.

And that the Town Clerk was already speaking with Truro diocese to extend current cemetery.

Councillor Widdon suggested a business plan be drawn up for future.

Action – Councillor Edwards to put some figures together.

18. CLIMATE EMERGENCY DPD CONSULTATION

The DPD consultation planning document was discussed.

The group discussed whether a group comment should be added or individual comments. There were a number of different views so more likely individual comments would be added unless there was common ground.

Councillor Widdon mentioned that there appeared to be shortcomings in the document with certain areas not covered for example Town centre density and 'no mention' to live locally.

19. ANY OTHER BUSINESS

Councillor Garrett spoke about the Climate network panel tool which she will share with the group.

There being no further business to transact the meeting was closed at 8:30pm.

CHAIRMAN

PENRYN TOWN COUNCIL

PLANNING

Planning Applications – Committee Meeting 21 June 2021



App. No	Details	Response Deadline
PA21/04484	42 Lower Market Street, Penryn Change of use at first floor from professional services to residential, to create 1-bed flat. Ground floor minor interior layout changes to provide dedicated access for the new flat, including new stair arrangement and entrance lobby. 1 no. new rear dormer window Mr and Mrs D Hand	21 June 2021
PA21/04903	6 The Park, Kernick Road, Penryn Proposed dwelling house Mrs K Keay	29 June 2021



PENRYN TOWN COUNCIL

Planning Decision Notices

Committee Meeting – 21 June 2021

Application No.	Details	Decision	Decision Date	Council's Observations
PA21/03670	Location: 12 Polsethow, Penryn Proposal: Replacement of existing approved balcony Applicant: Mr Phillips and Mrs Barker-Phillips	APPROVED	31 May 2021	No objections.
PA20/04767	Location: Islington Wharf, Church Hill, Penryn Proposal: Listed building consent for external refurbishment and improvements to Buildings A and B. Replacement of Building C with new two storey building Applicant: W Bolitho	APPROVED	2 June 2021	The Town Council agrees to the application, in principle, but object to any use of aluminium/ plastic windows in this conservation area.
PA21/01808	Location: Land North West of High Cross, Enys, Penryn Proposal: Conversion of former stables (last used as a commercial builders store) to a single dwelling house Applicant: Mr and Mrs Sid Goodwin	APPROVED	27 May 2021	Object and would challenge the application in terms of Policy 7, point 3. The proposal is outside of the development boundary and for our emerging Neighbourhood Plan but also in terms of development within the countryside. The proposal has no architectural merit.
PA21/02314	Location: 2A Waterside House, Falmouth Road, Penryn Proposal: Retention of a portable container based building used as a 'portable learning suite' in conjunction with activities at Waterside House Applicant: Mr B Hudd	APPROVED	1 June 2021	No objections.

Application No.	Details	Decision	Decision Date	Council's Observations
PA20/09692	<p>Location: 14A Lower Market Street, Penryn</p> <p>Proposal: Replacement of front rotted wooden windows</p> <p>Applicant: Mr P Hopkins</p>	APPROVED	7 June 2021	Fully support.
PA21/01622	<p>Location: 40 Greenwood Crescent, Penryn</p> <p>Proposal: Outline planning for the change of use of land within rear garden for a 1-2 bedroomed dwelling, associated gardens, pathways and off-road parking for two vehicles with new access</p> <p>Applicant: Mr and Mrs M Eva</p>	WITHDRAWN	3 June 2021	No objections.

FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE

MINUTES of ZOOM Meeting hold

Monday 10th May 2021 at 2.15p.m.

Present:

Rosemary Riddette-Gregory (Chair)	Falmouth & District Hotels & B.I.D
Martin Sanders	Falmouth Bay Residents Association
John Spargo	Falmouth Town Council
Grenville Tresidder	R.I.C.S
Ruth Abraham	Falmouth Town Management

Apologies:

Angela Shields	Falmouth Civic Society
Bev Kendall	Cornish Buildings Group
Heather Rowley	Falmouth Bay Residents / Civic Society

1.0 Apologies for Absence

As above.

2.0 Comments on 12th April 2021 Agenda

Accepted and signed as a true and accurate record.

3.0 Matters arising not on the agenda.

None.

4.0 Applications presented at the meeting.

PA21/03522 <i>F&PCAAC</i>	98	Rear Of 98 Killigrew Street Falmouth Cornwall TR11 3PT Demolition of existing garage and erection of new 1 bed dwelling. <i>No comment on the design BUT the Committee have concerns about possible parking issues.</i>
PA21/02755	5	5 Boscawen Road, Falmouth TR11 4EL Proposal for extension and balcony to house and demolition of existing garage to be replaced with new garage with store above. <i>OBJECT to this proposal and would make reference to the advice given in the PRE-APPLICATION PA18/01158 as follows:-</i> The proximity to the trees is important as the trees have grown since the construction of the single garage and any new building should be set further away. The street does have well screened side boundaries to the garden in the main and this should be respected in any design. <i>Making the garage 2 storeys would have an impact on the view from Boscawen and Queen Mary Road. This is in the Conservation Area and NDP policies DG3 and DG7 apply.</i>
PA21/03477 <i>F&PCAAC</i>	1a	Madeira Walk Falmouth Cornwall TR11 4EJ Proposed extensions. <i>No comment.</i>
		12

<p>PA21/02353</p> <p>F&PCAAC</p>	<p>10</p>	<p>Basset Street Falmouth TR11 2LN Extension to third floor including a Juliet balcony to be built on existing two storey structure and installation of bay window. <i>Committee strongly object to this application on the grounds of being overbearing in terms of height and massing on what is already a large residence. Consider it to be un-neighbourly due to probable loss of light and privacy issues including over-looking of the neighbour's properties.</i> <i>There is the possibility that public views both of the property and its environs will be damaged. We also have serious concerns about Neighbourhood Consultations. Overall, the Committee feel this will be damaging to the Conservation Area.</i> <i>Previous permission for the current extension to the property should checked for Validity and Building Regulation compliance.</i></p>
<p>PA21/02207</p> <p>F&PCAAC</p>	<p>21</p>	<p>Dunstanville Terrace Falmouth TR11 2SW Proposed rebuilding of substandard link and alterations to rear cottage. <i>We find the first floor French Doors in a single pane design to be a somewhat strange choice given that the other new fenestration on the same elevation is multi pane and this choice is incongruous with the overall design.</i></p>
<p>PA21/03381</p> <p>F&PCAAC</p>	<p>28</p>	<p>28 Grovehill Crescent Falmouth TR11 3HR Proposed use of approved garage as additional living accommodation / holiday let including changes to approved doors and windows. <i>STRONGLY OBJECT to this application. It was made abundantly clear to the applicant in the Determination of Planning Application PA20/04803 that the permission was specifically granted for a garage NOT residential or holiday accommodation in any circumstances. We find it quite amazing that the Applicant should return so quickly to the Planning process to get the strongly worded Planning condition summarily overturned when it was stated so robustly.</i> <i>The Committee recommend that this property is visited later in the year to ensure that the proposed usage is not happening outside of Planning laws.</i></p>
<p>PA21/03665</p> <p>F&PCAAC</p>	<p>20</p>	<p>Athene House 20 Bar Terrace Bar Road Falmouth TR11 4BP Proposed Extension, Internal Alterations, Alterations to Fenestration. Replacement Dormer Window and erection of Single Garage. <i>No objection and consider that this is likely to enhance the Conservation Area. Would like to congratulate the Architectural Consultant on his detailed drawings.</i></p>
<p>PA21/03451</p> <p>F&PCAAC</p>	<p>17</p>	<p>Budock Terrace Falmouth TR11 3ND Single storey rear extension. <i>No comment.</i></p>
<p>PA21/03243</p> <p>F&PCAAC</p>	<p>1</p>	<p>Grove Hotel, Grove Place Falmouth TR11 4AU Listed Building consent to change existing window to doorway. <i>Proposed door should match existing doorway on adjacent property to maintain design integrity on this important historic terrace.</i></p>

5.0 Any other Business

None.

6.0 Date of Next Meeting

Monday 5th July 2021.