



Dear Councillor

You are hereby summoned to a meeting of Penryn Town Council's Planning Committee to be held on **Monday 16 August 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 16 August 2021 via email to [linda.body@penryn-tc.gov.uk](mailto:linda.body@penryn-tc.gov.uk) or telephone 01326 373086.

**Town Clerk**  
9 August 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 16 August 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](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.***

**4. PRESENTATION FROM VERTO HOMES - PENVOSE STUDENT VILLAGE - PA21/04825**

**5. PLANNING MINUTES**

To approve, as a correct record, minutes 21 to 30 of the meeting of the Planning Committee held on 21 June 2021. [Pages 3 to 4]

**6. CORRESPONDENCE**

To receive items of correspondence relevant to the committee.

**7. PLANNING APPLICATIONS**

To consider the planning applications submitted for observation [Pages 5 to 6]

**8. DECISION NOTICES**

To note the planning decision notices from Cornwall Council [Pages 7 to 8]

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

To note the minutes of the F&PCAAC meeting on 28 June 2021 [Pages 9 to 10]

**Membership:**

Councillor Bennett  
Councillor Doyle  
Councillor Grant  
Councillor Hanks  
Councillor Harrison  
Councillor Hernandez  
Councillor Jordan  
Councillor Kirby

Councillor Langan  
Councillor May (Deputy Mayor)  
Councillor Milan  
Councillor Ronchetti  
Councillor Tucker (Town Mayor)  
Councillor Wenmoth  
Councillor Widdon  
Councillor Williams

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF PENRYN HELD ON MONDAY 19 JULY 2021 AT 7:00PM IN THE TEMPERANCE HALL (TEETOTAL HALL), LOWER MARKET STREET, PENRYN**

**Councillors**

Bennett, Doyle, Grant – Vice-Chairman, Hanks, Harrison, Hernandez, Jordan, Kirby, Ronchetti, M May, Milan, Tucker, Wenmoth, Widdon and Williams

**In Attendance**

Linda Body – Administration Officer

Councillor Grant informed the meeting that the three new co-opted Councillors (Doyle, Grant and Hernandez) have now signed their Declarations of Acceptance of Office and welcomed them to the meeting.

**21. APOLOGIES**

Apologies for absence were received from Councillor Langan (out of County).

**22. DELARATIONS OF INTEREST**

Councillor Ronchetti declared a pecuniary interest in PA21/05274 as the application site is next door to his property. There were no requests for dispensations.

**23. PUBLIC PARTICIPATION**

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

**24. PLANNING MINUTES**

**RESOLVED** that minute numbers 12 to 20 of the Planning Committee held on 21 June 2021 were approved and signed as a correct record.

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

**25. CORRESPONDENCE**

Correspondence had been received from Dr Jo Garrett, a previous Town Councillor and Vice-Chairman of the Council's Climate Emergency Group. Ms Garrett, a Research Associate at Exeter University, has offered to assist on any further research and information required on future planning committee agenda items that are linked to climate emergency.

**26. PLANNING APPLICATIONS**

**PA21/05274 – 11A Polwithen Road, Penryn**

*Construction of 2 residential dwellings and associated works.*

Councillor Ronchetti left the meeting room and did not take part in any discussions regarding the application.

**RESOLVED** that the Town Council OBJECTS to the application. The Council takes into the account the issues raised by the neighbour in regard to over-shadowing

of the next door property and the design is also uncharacteristic to the street scene.

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

Councillor Ronchetti returned to the meeting after the discussion.

**PA21/02987 – 111 Little Oaks, Penryn**

*Raise existing decking area. Extend existing fencing to length of the new extended patio*

**RESOLVED** that the Town Council OBJECTS to the application. The layout of the decking is far too big for the site and the Council also recognises the lack of privacy this would afford to the neighbouring property.

*Proposed by Councillor Widdon and seconded by Councillor Kirby.*

**27. DECISION NOTICES**

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

**28. WOODLAND BURIALS**

The meeting discussed the opportunity whether to consider having a woodland burial site in Penryn.

After general discussion the meeting RESOLVED to not pursue the matter further at this time and to review the situation in 12 months time.

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

**29. 20s PLENTY FOR US**

The meeting discussed whether to opt in to the campaign '20s Plenty for Us'.

During a lengthy discussion the following was highlighted:

- Speed limit in the town is often discussed.
- Concerns regarding how the restricted speed limit would be enforced
- There could be funding made available from Cornwall Council for future traffic calming measures
- People will feel safer walking and less likely to use their cars

**RESOLVED** that a 20mph speed limit would be beneficial and safer for residents on some streets in the town but not to opt in to the '20s Plenty Campaign' at the present time.

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

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

The minutes of the Falmouth & Penryn Conservation Areas Advisory Committee held via Zoom on 7 June 2021 were noted.

There being no further business to transact the meeting was closed at 7.45pm

**CHAIRMAN**

## PENRYN TOWN COUNCIL

### Planning Applications – Committee Meeting 16 August 2021



App. No	Details	Response Deadline
<a href="#">PA21/04825</a>	<b>Land at Penvose Farm, Roskrow, Penryn</b> Reserved matters application for appearance, landscaping, layout and scale following Outline Approval PA16/11983 dated 26.09.2018 for proposed development of a student village, new highway access, landscaping and associated infrastructure Mr A West, Falmouth Student Village Limited	17 August 2021
<a href="#">PA21/06779</a>	<b>33 Old Well Gardens, Penryn</b> Construction of new first floor extension and formation of porch Mr and Mrs Finn	17 August 2021
<a href="#">PA21/06967</a>	<b>40A Lower Market Street, Penryn</b> Replace NON original window in unusable condition with a replica of original design Mr P Hopkins, Hopkins Joinery	18 August 2021
<a href="#">PA21/06986</a>	<b>Hawkins Motors, Park Garage, Browns Hill, Penryn</b> Advertisement consent for the installation of two internally illuminated fascia signs and one internally illuminated pylon sign Scarlett Dotkova, Futurama Limited	26 August 2021
<a href="#">PA21/07363</a>	<b>1 Vinery Meadow, Penryn</b> Works to trees – namely removal of 1 x Portuguese Laurel and 1 x Bay located in back garden – subject to a Tree Preservation order (TPO) Mr C Hornsby-Sayer	25 August 2021
<a href="#">PA21/07796</a>	<b>22 North Parade, Falmouth</b> Demolition of one house, construction of 5 apartments and 2 houses with associated parking and landscaped amenity space with variation of condition 2 of decision PA20/04042 dated 26.01.2021 Mr I Shorthouse, Lifestyle Homes and Developments Limited	27 August 2021
<a href="#">PA21/07842</a>	<b>Kernick Works, Parkengue, Penryn</b> Non-material amendment (NMA1) for various amendments to PA18/03098 dated 08.10.2018 Mr A McKenzie, Caledonian Modular Limited	28 August 2021

<b>App. No</b>	<b>Details</b>	<b>Response Deadline</b>
<a href="#">PA21/08115</a>	<b>5 Brook Place, Penryn</b> Non-material amendment with respect to decision notice PA18/02195 Mr M Gallaway	17 August 2021



## PENRYN TOWN COUNCIL

### Planning Decision Notices

### Committee Meeting – 16 August 2021

Application No.	Details	Decision	Decision Date	Council's Observations
PA21/02447	<b>Location:</b> Asda Stores Ltd., Penryn <b>Proposal:</b> Home shopping improvements <b>Applicant:</b> Mr P Spriggs	APPROVED	23 July 2021	The Town Council agrees with the principle for extending the home shopping facilities area but has concerns in regard to moving the disabled parking bays to across the busy road, which would be dangerous for shoppers.
PA21/01155	<b>Location:</b> 31 Higher Market Street, Penryn <b>Proposal:</b> Listed building consent to replace two softwood sash windows with double glazed sash windows. Install gas central heating, paint shop windows and door and maintain and repair existing windows <b>Applicant:</b> Ms S Williams	WITHDRAWN	12 July 2021	FULLY SUPPORTS the application subject to the works being carried out as per the application form and subject to any advice from the Conservation Officer.
PA21/04484	<b>Location:</b> 42 Lower Market Street, Penryn <b>Proposal:</b> 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. <b>Applicant:</b> Mr and Mrs D Hand	APPROVED	19 July 2021	No objections. However, the Town Council would appreciate it if there could be some improvements made to the opeway beside the premises as at present it is very dangerous and not user friendly.
PA21/04797	<b>Location:</b> St Gluvias Cemetery Love Lane Gorran Gorras Penryn <b>Proposal:</b> 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,	APPROVED	20 July 2021	No objections subject to satisfactory advice from the tree officer.

Application No.	Details	Decision	Decision Date	Council's Observations
	Fell - (T8)Beech, Fell - subject to a Tree Preservation Order(TPO) <b>Applicant:</b> Mr J Mitchell			
PA21/05412	<b>Location:</b> Tranquility Road from Junction at Bella Vista Farm to The Lodge, Enys, Penryn <b>Proposal:</b> Listed building consent for rebuilding and repointing of a Grade II Listed wall <b>Applicant:</b> Mrs McFadden	APPROVED	19 July 2021	Fully Support



# FALMOUTH & PENRYN CONSERVATION AREAS ADVISORY COMMITTEE

## MINUTES of ZOOM Meeting hold

Monday 28<sup>th</sup> June 2021 at 2.15p.m.

### Present:

Rosemary Riddette-Gregory (Chair)	Falmouth & District Hotels & B.I.D
Martin Sanders	Falmouth Bay Residents Association
Angela Shields	Falmouth Civic Society
John Spargo	Falmouth Town Council
Ruth Abraham	Falmouth Town Management

### Apologies:

Gill Grant	Penryn Town Council
Beverley Kendall	Cornish Buildings Group
Heather Rowley	Falmouth Bay Residents / Civic Society

### 1.0 Apologies for Absence

As above.

### 2.0 Comments on 7<sup>th</sup> June 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.

PA21/05027	31	<b>Market Street Falmouth TR11 3AT</b> Reduce size of commercial unit, provide two apartments, alter external fenestration and line of shopfront. Provide roof top access with creation of terraces. <i>The Committee have no objection but suggest:-</i> 1) that the Planning Officer Conditions the two storerooms so that they can never be used as residential accommodation. 2) that if the shop front is being replaced, we would prefer to see a wooden shop window with traditional Stallriser.
PA21/04960	99	<b>Killigrew Street Falmouth TR11 3PU</b> Replace shop front window and door to Bubbles laundrette with aluminium powder coated double glazed unit. <i>No objection BUT consider this is a missed opportunity to remediate the historic removal of the original front door to fill in the current blank space.</i> <i>The five top lights would look better if louvred and centred over the entrance door which would hide the 2 extractor units (functioning or no) that are currently on display.</i>
PA21/05412		<b>Tranquility Road from Junction At Bella Vista Farm To The Lodge. Enys Penryn TR10 9LB</b> Listed building consent for rebuilding and repointing of a Grade II Listed wall.

		<i>No objection – we would like to commend the applicant on taking the time, trouble and expense to do the job properly.</i>
<b>PA21/05001</b>	<b>6</b>	<b>Budock Place Falmouth TR11 3NA</b> Remove existing porch and construct new single storey extension. <i>No comment.</i>

## **5.0 Any other Business**

### **PA21/05435 ‘Moonfleet’ Florence Terrace Falmouth TR11 3RS**

Whilst we commend the standard of this application for the way it presents existing and proposed photographs so it is easy to see the difference, also the way that negotiations have already taken place with neighbours to get a compromise with overlooking we do OBJECT to the use of timber cladding. We appreciate that this is not a heritage building but nevertheless timber cladding is considered inappropriate and plain render would be preferred.

### **PA20/10855 – 2 Boscawen Road, Falmouth TR11 4EL**

**JS:** this application is going before Committee at Cornwall Council on Monday 5<sup>th</sup> July 2021.

Suggest that Falmouth Bay Residents Association forward any comments to Laurie Magowan – Cornwall Councillor for Falmouth Arwenack Ward before this date.

## **6.0 Date of Next Meeting**

Monday 2<sup>nd</sup> August 2021 at 2.15pm via ZOOM.