

MINUTES OF THE PLANNING COMMITTEE MEETING held in Committee Room No. 3, St. John's Hall, Penzance on Thursday 6th October 2005 at 7.00 pm.

PRESENT

Councillor C.A. Dennis (Chairman)

Councillors D.J. Axford
K.L.W. Perry
P.C.H. Rendle

31. **APOLOGIES**

Councillors S. Freeman, F. Granger, R.A. Mann, J. Ruhrmund and C.A.C. White.

32. **MINUTES OF MEETINGS HELD ON 1ST SEPTEMBER AND 14TH SEPTEMBER 2005**

Having been circulated, it was

RESOLVED: that they should be signed as a true and correct record.

33. **REPORT OF TOWN CLERK**

- (a) Copy of Letter from Office of the Deputy Prime Minister re. Planning Applications and Parking

The letter from Keith Hill, Planning Minister, to Andrew George, the Local MP, was in response to a query raised by Councillor Dixon.

The query was whether or not Planning Authorities could take into account the lack of car parking provision in proposed new residential developments and the letter indicated that parking could be a material consideration when determining such planning applications.

The guidance was contained in PPG Note 3 (Housing) and had been further endorsed in a parliamentary statement made by the Minister on the 17th July 2004.

However, the way in which the letter was phrased seemed to indicate that the Minister was more concerned that Planning Authorities had been over-zealous in insisting on parking provision within a new development, either on site or on the highway, whereas members felt that the Local Authority had not been insistent enough in ensuring that adequate parking was available. It was

RECOMMENDED: that the Town Clerk obtain a copy of PPG Note 3 to be brought to a future Planning Committee meeting.

- (b) Correspondence from Cornwall County Council re. Penzance Distributor Road - Speed Detection Site

The County Council had written to advise that following the monitoring of all collisions on this road, it had been identified as requiring the creation of a speed detection site, which comprised a hard-standing area for a mobile camera, and it was

RECOMMENDED: that the position be noted.

- (c) Correspondence from Cornwall County Council re. Proposed Disabled Persons Street Parking Places

The County Council had written to consult with regard to the provision of disabled persons street parking spaces at:-

- (i) Bay View Terrace,;
- (ii) Barwis Hill;
- (iii) Weethes Cottages

and it was

RESOLVED: not to object, subject to the continuing need of the resident concerned.

- (d) “Only Connect” - Cornwall Waste Action Newsletter

The summer 2005 newsletter had been received and was available to any member who wished to have sight of it and it was

RECOMMENDED: that receipt be noted.

- (e) Penwith District Council - Papers for Planning Meeting - 4th October 2005

The papers for the above meeting had been received and, again, were available to any member who wished to have sight of them and it was

RECOMMENDED: that receipt be noted.

- (f) Parish and Town Council Conference 2005 (Footpaths - “Going for Gold“)

The annual conference relating to the management of footpaths throughout the County would be held on Wednesday 9th November 2005 at 7.00 pm at County Hall, Truro and the Town Clerk would arrange for the Council’s Footpath Maintenance Officer to attend and it was

RESOLVED: to note the position.

- (g) Correspondence from Cornwall County Council re. Road Closure

The County Council had written to advise of the following road closures:-

- (i) Various roads in Mousehole from the 10th October 2005, for a period of 6 weeks, in 5 phases for mains water rehabilitation works;

(ii) Windsor Place - 21st October for one day for new gas supply works;

(iii) Leskinnick Place - 25th October 2005 for 2 days for new electrical supply and it was

RECOMMENDED: that the information be received.

(h) Correspondence from Cornwall County Council re. Penzance Town Centre Regeneration

The County Council had written with regard to the following proposals:-

(i) Alverton Road/St. John's Hall roundabout - change of priority to reinforce the bus-gate - members had already passed comment on this proposal and had resolved not to object and this position was reaffirmed;

(ii) Private hire vehicles - allowed to travel downward through the bus-gate and on through Market Jew Street - this followed considerable representation from both the residents and private hire vehicle proprietors and it was

RESOLVED: to offer no objection.

(iii) North Parade and Buriton Row - stopping up of Buriton Row to prevent use of this route as a "rat run", it was

RESOLVED: to offer no objection, subject to the views of the residents.

(iv) Adelaide Street - Proposed Build-Out

RESOLVED: to offer no objection.

(i) Correspondence re. Georgian Theatre at Union Hotel

Two communications had been received in respect of the planning application in respect of the Georgian Theatre at the Union Hotel to which the Town Council had not objected and it was

RECOMMENDED: that receipt be noted.

34. **SITE VIEWING PANEL MEETINGS**

Application no. 04/P/1701/F - construction of 4 terraced town houses on disused commercial garage, Chancery Lane, Penzance. The outcome of the Planning Committee decision was awaited in this matter and it was

RECOMMENDED: that the position be noted.

35. **DECISIONS**

The Town Clerk advised of 6 decisions which were at variance with the view of the Planning Committee and it was

RESOLVED: to note the position.

In respect of application number 05/P/0865/F, retention of enclosed covered way at Trungle Byre, Paul, it was

RESOLVED: that the Town Clerk should write to the Planning Department seeking an explanation in respect of this decision as against that which was applied for.

36. **NEW AND AMENDED PLANNING APPLICATIONS**

The Committee considered 27 new and amended planning applications and their comments are as recorded in the Planning Register.

In respect of application number 736/05 and 082/H/05 - Mango Homes (Commercial), P.O. Box 64, Hebden Bridge - change of use and conversion of warehouse to offices and kitchen, construction of attached restaurant, bar, café and associated works - Abbey Warehouse, Penzance Dry Dock, Penzance.

It was agreed that this matter should be referred to the next meeting of the full Town Council with a

RECOMMENDATION: of no objection.

8.50 pm

Chairman
24th November 2005