

**MINUTES OF THE PLANNING COMMITTEE MEETING** held in Committee Room No. 3, St. John's Hall, Penzance on Wednesday 17<sup>th</sup> May 2006 at 7.00 pm.

**PRESENT**

Councillor C.A. Dennis (Chairman)  
Councillor P.C.H. Rendle (Vice-Chairman)

Councillors S. Bennett  
J.S. Lambourn  
K.L.W. Perry  
A.J. Richings (left meeting 8.20 pm)  
T.E. Williams (left meeting 8.30 pm)

**ALSO PRESENT**

Councillors R. Clark (left meeting 7.45 pm) and R.M. Lawrence (left meeting 7.40 pm).

1. **APOLOGIES**

Councillors F. Granger, J. Ruhrmund and D.J. Axford.

2. **REPORT OF TOWN CLERK**

(a) Correspondence from Cornwall County Council re. Road Closures:-

(i) Buriton Row, Penzance - 3<sup>rd</sup> May 2006 for 21 days - unsafe structure (but road now blocked off at western end as part of Local Transport Scheme works);

(ii) Taroveor Road, Penzance - 22<sup>nd</sup> May to 16<sup>th</sup> June 2006 (but open weekends) re. water-mains improvements work.

Councillor Perry queried ongoing works on Bolitho Road, outside the Sportsmans Arms, and the Town Clerk undertook to raise a query as to the extent of such works and it was

**RECOMMENDED:** that the position be noted.

(b) Correspondence from Cornwall County Council re. Statement of Community Involvement for the Development Control Service and the Minerals and Waste Development Framework

The Town Clerk advised of a letter received from the County Council referring to the consultation which had taken place in October 2004 on the draft Mineral Statement of Community Involvement and draft Waste Statement of Community Involvement.

Consultation had also taken place on the Statement of Community Involvement for the Development Control Service and the Minerals and Waste Development Framework, submission stage in December 2005.

The letter went on to advise that as part of the consultation requirement under the Planning Regulations 2004, there should have been an earlier stage of consultation to inform the preparation of the draft documents mentioned above which was not undertaken.

The letter posed the question as to whether the Council's position had been prejudiced by the lack of this consultation and it was

**RESOLVED:** to advise the County Council that the Town Council had found it difficult to judge whether or not its position had been prejudiced by this lack of consultation and, when writing, the Town Clerk would seek an assurance that the County Council would now adhere strictly to the requirements of the consultation process for all future stages of the plans.

(c) Penwith Access and Rights of Way Forum

The above group had sent details of the agenda for their meeting of the 10<sup>th</sup> May 2006, together with the minutes of the meeting held on the 11<sup>th</sup> April 2006 which were available to any member who wished to have sight of them and it was

**RECOMMENDED:** that receipt be noted.

(d) Copy Correspondence from Civic Society re. Conservation Area Advisory Committee

The Town Clerk advised of copy correspondence which had been received from the Civic Society in respect of a letter sent to the Head of Sustainable Development at the District Council, which indicated that the Civic Society had raised the issue of the formation of a Conservation Area Advisory Committee some time ago.

At that time, the staffing complement at the District Council was insufficient to provide support for such a committee and, given the recent appointment of a Conservation Area Assistant to the Conservation Officer, the Civic Society were seeking reconsideration of their request.

It was known that such a group existed in Carrick and was working well to inform the planning process and the likely makeup of the group would be one or two members of the District Council, representative of the Town Council and a representative of the Architects and Chartered Surveyors Associations. It was

**RECOMMENDED:** that the Town Clerk write in support of the Civic Society request.

(e) Correspondence from Cornwall County Council re. Penzance and Newlyn Residents' Parking - Second Stage Consultation

Given that a considerable number of wards were included in the Second Stage Consultation process, it was

**RECOMMENDED:** that the matter be considered at the full Town Council Meeting on the 5<sup>th</sup> June and, in the meantime, the Town Clerk would copy the consultation leaflet and covering letter and questionnaire to all members to inform the debate.

(f) Cornwall Area of Outstanding Natural Beauty Conference

Councillor Lambourn had represented the Town Council at the conference which was held at Cape Cornwall Golf Club on Saturday 13<sup>th</sup> May.

Councillor Lambourn advised that the conference had been well attended and had focussed on different aspects of such areas including community, heritage and the environment.

There had been a speaker from the farming community and also from the Guild of Cornish Hedgers but, interestingly, there had been no speaker in respect of the harbours and the coastline and Councillor Lambourn had drawn this point to the attention of the conference organisers.

Arising from Councillor Lambourn's verbal report, it was

**RECOMMENDED:** that the Town Clerk write to the AONB co-ordinator seeking advice as to whether there is anything that a Council can do to protect the area of outstanding natural beauty at the planning stage and, whether there are actions that a Town Council can take to further the promotion and upkeep of such areas.

In this respect, Councillor Richings referred to the stronger protections which are afforded to National Parks, such as Exmoor, which are designated as AONBs and the letter would enquire as to whether National Park Status had been considered in respect of this area.

(g) Cornwall Waste Development Framework - Report on Preferred Options and Sustainability Appraisal

The Town Clerk provided members with sight of the very comprehensive consultation document which had been sent in respect of the above, with a closing date for comment of the 27<sup>th</sup> June 2006.

There was a public exhibition being held in St. Erth on the 18<sup>th</sup> May and a discussion day on Thursday 15<sup>th</sup> June at the Hall for Cornwall, with a closing date for registration of the 19<sup>th</sup> May.

The website address to access the consultation document is:-

[www.cornwall.gov.uk/wasteoptions](http://www.cornwall.gov.uk/wasteoptions)

and through the minutes, members are asked to access the site, particularly the report on preferred options and the section relating to the Penwith area, to assist with the formulation of a response through the full Town Council Meeting on the 5<sup>th</sup> June and onward to the next Planning Committee Meeting to be held on the 8<sup>th</sup> June and it was

**RECOMMENDED:** that the matter be dealt with as outlined above.

(h) Road Surface - Old A30 through Alverton Estate

The Town Clerk advised members of the continuing deterioration of the road surface at this location from the automated crossing point through to the Mount Misery roundabout and it was

**RECOMMENDED:** that the Town Clerk bring this matter to the attention of the Area Surveyor.

(i) Planning Application in Respect of Outline Residential Development at the Penwith College Site, St. Clare, Penzance (Application No. 173/06)

It had been brought to the attention of the Planning Committee that this application was not now being dealt with in conjunction with application number 172/06 in relation to Penwith College's possible redevelopment on land north of Jelbert Way at Eastern Green and it was being dealt with as a freestanding application by the Planning Committee on the 30<sup>th</sup> May.

The Town Council's comment on this application at the full Town Council Meeting on the 13<sup>th</sup> March 2006 was to query the loss of trees in any detailed proposals which may be brought forward for the site.

Because there had been so much focus on the redevelopment plans for Eastern Green at the Special Meeting held on the 3<sup>rd</sup> April, the comment on the residential development at the St. Clare site had not been changed at that meeting.

Given that the two applications were not now travelling in tandem, it was

**RESOLVED:** to object to the proposal on the grounds of the loss of the college amenity from an easily accessed location for the students.

However, subject to the satisfactory relocation of the College (about which there should be full and public consultation), it was felt that the proposal represented over-development of the site, did not give a firm commitment to adequate affordable housing and the concern re. loss of trees was reiterated.

The question was also posed as to whether Penwith District Council had considered whether housing was the best use of the site and, finally, concern was also expressed regarding access.

### 3. **FINANCIAL POSITION**

The Committee considered its finances to the 31<sup>st</sup> March 2006 and it was

**RESOLVED:** to note the position.

The Committee also considered payments made in the months of February and March 2006 and it was

**RESOLVED:** to approve such payments (see Appendix “A” for both financial position and payments made).

4. **SITE VIEWING PANEL MEETINGS**

The Town Clerk advised that it had not been possible for the Town Council to be represented at site viewing panel meetings held on the 15<sup>th</sup> May, and that the outcome of the meetings would be reported to the committee in due course and it was

**RESOLVED:** to note the position.

5. **PLANNING DECISIONS**

The Town Clerk advised of 3 decisions which were at variance with the view of the Planning Committee and of two appeal decisions and it was

**RESOLVED:** to note the information.

6. **NEW AND AMENDED PLANNING APPLICATIONS**

The Committee considered 29 new and amended planning applications and their comments are as recorded in the Planning Register.

In respect of application number 539/06 - Mr. and Mrs. George, 1 Windsor Terrace, Penzance - installation of front door and replacement rear window and Councillor Perry declared a personal interest.

9.50 pm

Chairman  
8<sup>th</sup> June 2006