

**MINUTES OF THE PLANNING COMMITTEE MEETING** held in Committee Room No. 3, St. John's Hall, Penzance on Wednesday 28<sup>th</sup> June 2006 at 7.00 pm.

**PRESENT**

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

Councillors S. Bennett  
F. Granger  
J.S. Lambourn  
J. Parkin  
K.L.W. Perry  
A.J. Richings

13. **APOLOGIES**

Councillors J. Ruhrmund and T.E. Williams.

14. **REPORT OF TOWN CLERK**

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

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

(i) Trewarveneth Street and North Corner, Newlyn - 26<sup>th</sup> June to 4<sup>th</sup> August 2006 - water-main improvement works;

(ii) Leskinnick Place - 26<sup>th</sup> June 2006 (one day only - new gas supply)

and it was

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

(b) Conservation Area Advisory Committee (Copy Correspondence from Penwith District Council to Civic Society)

The Town Clerk reminded members that the Council had recently supported the Civic Society in their quest for greater involvement in planning applications relating to the Conservation Area.

The response from the District Council referred to the setting up of a Conservation Area Management Group, and a number of panels on which there would be representation from a number of interested parties, and the Town Clerk advised that he would write to the Conservation Officer seeking Town Council representation on the above groups and it was

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

(c) Footpath Maintenance

The Town Clerk advised that the employee responsible for footpath maintenance had been heavily engaged in duties relating to improvements in Penlee Park and work on the footpaths was, therefore, running late.

If members of the public raised the matter with members, the Town Clerk advised that there would now be a concerted effort to trim out all 'Gold' standard paths within the next two weeks and it was

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

(d) Papers for Penwith District Council Planning Committee Meeting - 27th June 2006

The papers for the above meeting had been sent for information and were available from the Town Clerk for any member who wished to have sight of them and it was

**RECOMMENDED:** that receipt be noted.

(e) Residential Development on Garden Land

Councillor Lambourn had been approached concerning this issue and advised members of a bill passing through the House of Commons with a vote to be taken on the 14<sup>th</sup> July.

It was not known whether this was a Private Members' Bill and the Town Clerk would endeavour to gather further information prior to the full Town Council Meeting and it was

**RECOMMENDED:** that the following be considered for support at the full Town Council Meeting, 'That this Council shares the concern of communities throughout this County and the United Kingdom over the scale of residential development on garden land, it recognises that the speed and density of such developments can cause irreparable damage to neighbourhood character and cohesion. It also notes that such developments rarely exceed the threshold at which 'Affordable Housing' must be provided. The Town Council requests that garden land be declassified as a 'Brown Field' site and requests that the Government amend all relevant planning guidance to remove gardens from the definition of previously developed land and thereby return decisions over the future proposed garden land developments to the discretion of Local Planning Authorities.'

15. **FINANCIAL POSITION**

The committee considered its finances to the 30<sup>th</sup> April 2006 and it was

**RESOLVED:** to note the position.

The committee also considered payments made in the month of April 2006 and it was

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

**16. SITE VIEWING PANEL MEETINGS**

Councillor Rendle advised that he had attended the Site Viewing Panel meeting held in respect of application number 06/P/0174/F - construction of replacement dwelling at plot 29 Laregan Hill, Penzance.

Despite the Town Council's request that the matter be decided by the full District Council Planning Committee, the Site Viewing Panel members had made the decision to approve the application and it was

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

**17. PLANNING DECISIONS**

The Clerk advised of one decision which was at variance with the view of the Planning Committee and it was

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

**18. NEW AND AMENDED PLANNING APPLICATIONS**

The Committee considered 33 new and amended planning applications and their comments are as recorded in the Planning Register.

In respect of application number 547/06 - M. Bray, 15 Leskinnick Terrace, Penzance - installation of UPVC fascias - Councillor C.A. Dennis declared a personal interest in this matter.

In respect of application number 732/06 - Mr. A.W. Gibbard and Mrs. D. Gibbard, Coachman's Cottage, Chapel Street, Penzance - construction of two dwellings at building plots 2 and 3, land east of Gwavas Bungalows, Bowjey Hill, Newlyn - Councillor J. Parkin declared a prejudicial interest in this matter and took no part in the discussion or resolution thereon.

Members noted that this site and application had been the subject of a successful appeal and it was, therefore,

**RECOMMENDED:** that the Town Clerk should copy the Appeal Notice to members with the papers for the full Town Council Meeting to clarify the position.

Application number 696/06 - Molwin Homes Limited, Unit 11, Water-ma-Trout Industrial Estate, Helston - construction of 6 apartments and 18 dwellings and associated works - Cattrans Coal-Yard, Wherrytown, Penzance and application number 697/06 - Molwin Homes Limited - construction of 81 apartments and 4 dwellings and associated works - Jewsons Site, Western Promenade Road, Wherrytown, Penzance. It was

**RESOLVED:** that the developer be invited to attend the full Town Council Meeting to make a presentation and provide further information in respect of these major applications and it was

**RECOMMENDED:** that the full Town Council formulate a response to include concerns at the very poor design of the proposed development, concern with regard to the fact that the area is a flood-plain and that proposals for the discharge of water from the site are, at the very least, optimistic, that the site be subject to an Archaeological Study, that the Environmental Impact Assessment should be more comprehensive and that it should categorically confirm the site as suitable for development in this respect and that in respect of the affordable element of the scheme, there should be a clear definition of affordability in monetary terms.

Subject to all of the above issues being satisfactorily resolved, and if the development was to proceed, it should not do so without the negotiation of some clear community benefit by way of a Section 106 Agreement.

In respect of application number 0695/06 - Molwin Homes Limited - The Stanmore Hotel Site, Alexandra Road, Penzance - construction of 33 apartments and 12 dwellings and associated works, it was

**RESOLVED:** that the Town Clerk should seek information with regard to this application in as much as consent had been granted for development on the site previously and it was

**RECOMMENDED:** that the matter then be considered at the full Town Council Meeting.

9.50 pm

Chairman  
7<sup>th</sup> September 2006