

MINUTES OF THE PLANNING COMMITTEE MEETING held in Committee Room No. 3, St. John's Hall, Penzance on Thursday 23rd November 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
A.J. Richings

ALSO PRESENT

Councillor R. Clark

43. **APOLOGIES**

Councillors D.J. Axford, K.L.W. Perry, J. Ruhmund and T.E. Williams

44. **MINUTES OF MEETINGS HELD ON 12TH OCTOBER AND 1ST NOVEMBER 2006**

Having been circulated, it was

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

Councillor Clark advised that he wished to speak in respect of item 3(h) on the agenda in relation to the Abbey Warehouse building and it was

RESOLVED: to vary the order of business to bring this item forward under the report of the Town Clerk.

45. **REPORT OF TOWN CLERK**

(a) **Abbey Warehouse Building - Concerns re. Security and Vandalism**

Councillor Clark referred to a letter written to Mango Homes by a member of the Civic Society referring to unauthorised access and vandalism at the Warehouse Building site and expressing concerns with regard to safety in terms of the individuals involved and to the fabric of the property.

Mango Homes had replied to say that they take the issue of security very seriously and will address the matter but it appeared that the situation had not changed and it was, therefore,

RESOLVED: that the Town Clerk should write to the Local Planning Authority in relation to its duty of care in respect of this Listed Building.

With regard to safety issues, it was

RESOLVED: that a letter should be sent to the Health and Safety section of Penwith District Council and copied to Penzance Fire Brigade.

With regard to the approved planning application in respect of the new restaurant and the works to the Abbey Warehouse, members were referred to the issue of the £500,000.00 proposed contribution to construction costs at the warehouse through the Townscape Heritage Initiative.

Councillor Clark referred to an e-mail sent by Councillor Peter Mates to the Head of Sustainable Development in relation to the timescale of the planning application and the application in respect of THI funding.

Councillor Clark was querying whether the Executive Summary provided for the District Council Planning Committee members had created the impression that THI funding was secure in respect of the warehouse rebuild and the applicant had indicated that the restaurant build was required to support the cost of the warehouse rebuild. Councillor Clark queried whether the Executive Summary had led members to believe that funding was in place and whether this would have influenced their decision on the warehouse and subsequently the restaurant. It was

RESOLVED: that the Town Clerk should write to the principle THI funders, namely the Heritage Lottery Fund, the Government Office for the South West and South West Regional Development Agency to make them aware of the Town Council's objection to the planning application and to establish the criteria against which the decision would be made to release financial support in respect of this project.

(b) Copy Correspondence re. Water Main Works in Causewayhead

The Town Clerk advised that he had placed this item on the agenda in case Town Council support was required in relation to concerns of traders regarding water main works leading up to Christmas.

In the event, the Town Clerk advised that assurances had been received that the works on site to deal with an urgent repair would be concluded by the end of November and the contractors would move from the site to return in January to continue with the refurbishment works and it was

RECOMMENDED: that the position be noted.

(c) Correspondence from Cornwall County Council re. Street Closures

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

- (i) Junction of Taroveor Road and St. Mary's Street - 4th to 8th December 2006 - WPD cable works;
- (ii) Cliff Road, Paul - 1st December 2006 - Cornwall County Council resurfacing works;

and it was

RECOMMENDED: that the position be noted.

(d) Visit to Jubilee Wharf Development at Penryn - Tuesday 21st November 2006

Those members who had attended advised that the development was very interesting and provided a good example of design and build, meeting a number of community needs and an example which should feed into the Local Development Framework and it was

RECOMMENDED: that the position be noted.

(e) Cornwall Area of Outstanding Beauty - Partnership Review 2006

The Town Clerk advised that the above document had been received and was available to any member who wished to have sight of it and it was

RECOMMENDED: that receipt be noted.

(f) The Commons Act 2006

The briefing note from the National Association of Local Councils, in respect of the Commons Act 2006, had been copied to all members for information to note and contained details of the abolition of Section 68 of the Countryside and Rights of Way Act 2000 in respect of vehicular rights of way and, in general terms, the act seeks to improve protection of common land from overgrazing and unauthorised development and it was

RECOMMENDED: that the position be noted.

(g) Penwith Access and Rights of Way Forum - Minutes and Agenda

The agenda for the meeting held on the 9th November 2006, together with the minutes of the meeting held on the 11th October 2006, had been received and were available to any member who wished to have sight of them and it was

RECOMMENDED: that receipt be noted.

(h) Penwith District Council - Papers for Planning Meeting - 14th November 2006

The Town Clerk advised that the papers for the above meeting had been received and again were available to any member who wished to have sight and it was

RECOMMENDED: that receipt be noted.

(i) South West Coastpath News - Issue 14: Autumn 2006

The latest edition of the South West Coastpath News had been received and contained an interesting article in relation to footpaths around the Crown Mines and disabled access and it was

RECOMMENDED: that receipt be noted.

(j) South West Draft Regional Spatial Strategy

The Town Clerk advised that he had received notification to say that the Examination in Public process would commence on the 17th April 2007 at the Thistle Hotel at Exeter and it was expected to last nine weeks.

Views on the preliminary list of matters and participants were invited by Friday 15th December and the Town Clerk went on to advise that the District Council had not been invited to attend and there was little reference in the document with regard to far South West of Cornwall and he would take this matter up with the relevant officers at the District Council and report to the next Planning Meeting and it was

RESOLVED: to note the position.

(k) MDL - Discharge of Planning Conditions on Existing Mineral Planning Permission - Ref. 97/W/003 (P10 E & V 17.12.99)

The County Council had written to provide further information with regard to the outstanding highway issues which it appeared had now been resolved to the satisfaction of the Highways Department and the matter would now proceed to Cornwall County Council's Planning Committee to be dealt with on the 14th December 2006.

In view of the fact that the Town Council had offered no objection previously, it was

RESOLVED: that a note of support should be sent to Cornwall County Council.

46. **SITE VIEWING PANEL MEETINGS**

There were no Site Viewing Panel Meetings on which to report.

47. **PLANNING DECISIONS**

The Town Clerk advised of six decisions which were at variance with the view of the Planning Committee and of three Notices of Appeal and it was

RESOLVED: to note the position.

48. **NEW AND AMENDED PLANNING APPLICATIONS**

The Committee considered 23 new and amended planning applications and their comments are as recorded in the Planning Register.

Councillor J. Lambourn declared a personal interest in application number 1270/06, Mr. W. Phillipson, Ms. E. Yorkmore, Stella, 10 Lariggan Hill, Penzance - change of use and conversion of Coach House into two-storey dwelling, including construction of extensions. In respect of application number 1367/06 - Mrs. B. Picard, Trungle Byre, Trungle Lane, Paul - construction of conservatory on rear - Councillor J. Lambourn

declared a prejudicial interest in this matter and took no part in the discussion or resolution thereon.

9.20 pm

Chairman
4th January 2007