

**MINUTES OF THE PLANNING COMMITTEE MEETING** held in Committee Room No. 3, St. John's Hall, Penzance on Wednesday 7<sup>th</sup> March 2007 at 7.00 pm.

**PRESENT**

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

Councillors F. Granger  
J.S. Lambourn  
J. Parkin  
K.L.W. Perry  
J. Ruhrmund

Prior to the commencement of the meeting, the Committee received representation in respect of application no. 096/07 - Roseleigh, 11 Greenbank, Penzance - conversion of 12 bedsits to 7 flats.

73. **APOLOGIES**

Councillors S. Bennett

74. **REPORT OF TOWN CLERK**

(a) **'A' Frame Signs - Penzance Town Centre**

The Chairman advised members that she had asked for this item to be placed on the agenda because of the proliferation of signs throughout the town centre, including Causewayhead and Market Jew Street.

During the last two weeks, the number of signs on the Terrace alone had been 26 and the Chairman went on to advise that the Divisional Surveyor at Truro had issued Notices in conjunction with the police to all traders to ensure that such freestanding signs were removed from the pavement which forms part of the highway.

The placing of such signs is in contravention of the Highways Act and it was

**RECOMMENDED:** that the Town Clerk write to the Highway Authority requesting that action be taken to remove all freestanding signs and that a copy of the letter be sent to the local Chamber of Commerce and, further, that the Town Clerk obtain a copy of the text of the circular issued by the Truro Divisional Surveyor to traders in the city.

With regard to signs adjacent to the Arcade Steps and Wood Street, finger-posts could provide a more appropriate alternative.

(b) **Correspondence re. Lorry Traffic - Chapel Street**

The Town Clerk advised of a letter which had been received from a local resident relating to the increase in lorries leaving Market Jew Street and exiting the town via Chapel Street

rather than the intended route through Alverton, Penalverne and onto the distributor road.

Members acknowledged the problems faced by lorries delivering to Alverton Street, having arrived via Clarence Street, which had little alternative other than to use Chapel Street because of the restrictions relating to Market Jew Street and it was

**RECOMMENDED:** that the Town Clerk prepare a circular letter to be sent to traders in Market Jew Street, requesting that delivery lorries exit through Alverton and, further, that the Town Clerk write to the County Council's Highway Department, establishing what prohibitive measures might be introduced to alleviate the situation and, seeking results of the traffic census which had been promised to provide information regarding displacement of vehicles following the introduction of the new circulatory traffic system.

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

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

- (i) Rosevale, Penzance - 26<sup>th</sup> February for 5 days - essential resurfacing works;
- (ii) Cornwall Terrace and road from Morrab Road to South Place Folly and road from Parade Street to Morrab Road - from 5<sup>th</sup> to 19<sup>th</sup> March for water main improvement works;
- (iii) Alverton Road, Alverton Street and the Greenmarket, Penzance (in sections) - 9<sup>th</sup> to 26<sup>th</sup> March - night-time working - 1900 hrs to 0700 hrs for water main improvement works

and it was

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

(d) Penwith Local Development Framework - Core Strategy - Issues and Options

Members had been provided with a copy of the Core Strategy Issues and Options document provided by the District Council which contained a consultation questionnaire, with the period for consultation being set from the 15<sup>th</sup> February to the 30<sup>th</sup> March 2007.

The document intends to set out over-arching objectives and policies which all later DPDS will need to conform to.

Councillor Lambourn offered to provide his response to the questionnaire which would be copied to all members with the papers for the full Town Council Meeting on the 19<sup>th</sup> March, at which time a corporate response could be made to the Development Framework Document and it was

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

(e) Molwin Homes Limited - Application No. 072/07 and Application No. 075/07

The Town Clerk advised that the above applications had not been dealt with by the District Council at their Planning Meeting on the 6<sup>th</sup> March and there was, therefore, time to take the plans to the full Town Council Meeting on the 19<sup>th</sup> March for comment and it was **RECOMMENDED**: that the applications be dealt with at that meeting.

(f) Correspondence from Penwith District Council, Health and Safety Section, re. Abbey Warehouse Building

The Town Clerk reminded members of the reply which had already been reported to the Council in respect of the Abbey Warehouse building from the Conservation and Design Officer of the District Council and, he further advised with regard to a letter received from the Senior Environmental Health Officer of the District Council indicating that there were no powers under the Health and Safety at Work Act 1974 to intervene in this matter and suggesting that pressure continued to be applied to the owners.

Referring to the content of the letter from the Conservation and Design Officer, which indicated that Local Authorities do have some powers where neglected and damaged buildings are concerned, which could include the council resolving to serve an Urgent Works Notice or a Repairs Notice which could lead to compulsory purchase.

The letter went on to advise that those procedures are not without risk of expense to the public purse and, at worse, can result in Local Authorities effectively relieving owners of the considerable liabilities which they do not themselves have the resources to deal with.

The letter concluded by saying that at that time, it was more appropriate to seek the owner's voluntary agreement to deal with the problem.

Given that the building continued to fall into decay, it was

**RECOMMENDED**: that the council should request that the District Council serve an Urgent Works Notice or Repairs Notice on the owners and

**RESOLVED**: that the appropriate officers of the District Council be invited to attend the full Town Council Meeting on the 19<sup>th</sup> March to discuss the matter.

(g) Cornwall Countryside Access Forum - Notification of Forthcoming Meetings

Correspondence had been received on behalf of the Access Forum advising that the next Public Meeting would take place at the Magistrates' Court, Camborne on Tuesday 27<sup>th</sup> March at 2.00 pm and it was

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

- (h) Correspondence from Cornwall County Council re. 'No Waiting at Any Time' at the Junction of Joseph's Lane with Hea Road and for the Northern Side of Joseph's Lane to its Junction with Bone Valley

Given the closing dates for comment relating to the proposed Order, it was

**RESOLVED:** that there was no objection in this matter.

- (i) Correspondence from Cornwall County Council re. Street Lighting in Parade Street

The Town Clerk advised of copy correspondence to Councillor Ruhmund relating to proposed street lighting at the above location which indicated that although it had not been possible to fund old Victorian light columns outside Phoenix House, the County Council had agreed to provide decorative lanterns to be fitted with rear shields to reduce any light spill to upper-floor properties which would be more in keeping in the area and it was

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

- (j) Correspondence from Cornwall County Council re. Proposed Installation of New Street Lighting - Gwavas Estate, Newlyn

Cornwall County Council had written to advise that it had received funding from the Cornwall and Isles of Scilly Safety Partnership to provide improved lighting at Gwavas Estate to improve community safety in terms of place to live, work and visit and with the closing date of the 9<sup>th</sup> March for comment, it was

**RESOLVED:** to fully support the measures.

- (k) Correspondence from Daly International re. Proposed T-Mobile Station at Trevarrack, Gulval and Eastern Green

The Town Clerk advised that this correspondence related to consultation ahead of a planning application which had now in fact arrived and appeared on the list for comment. It was

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

- (l) Papers for Penwith District Council Planning Meeting - 6<sup>th</sup> March 2007

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

**RECOMMENDED:** that receipt be noted.

- (m) PAROW Agenda for Meeting 14<sup>th</sup> March 2007

Penwith Access and Rights of Way Forum had sent the agenda for the next meeting to be held on the 14<sup>th</sup> March, together with the minutes of the last meeting held on the 12<sup>th</sup> February 2007, and it was

**RECOMMENDED:** that receipt be noted.

75. **FINANCIAL POSITION**

The Committee considered its finances to the 31<sup>st</sup> January 2007 and it was

**RESOLVED:** to note the position.

The Committee also considered payments made in the months of December 2006 and January 2007 and it was

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

76. **SITE VIEWING PANEL MEETINGS**

The Chairman advised that the site meeting in respect of application number 06/P/1159/F in relation to The Warehouse, Leskinnick Place, Penzance had taken place and the District Council had now decided to consent to the change of use and conversion of the apartment into 3 self-contained units, with the installation of a roof-light on the north-west elevation, and it was

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

77. **PLANNING DECISIONS**

The Town Clerk advised of 6 applications where the Committee had objected to the proposal and where the District Council had consented to the applications and, 3 applications where the Town Council had not objected but where the District Council had refused consent in the Conservation Area, and it was

**RESOLVED:** to note the position.

78. **RESOLUTION TO SUSPEND STANDING ORDER NO. 1**

It was

**RESOLVED:** to suspend Standing Order No. 1 to allow the meeting to continue beyond 10.00 pm.

79. **NEW AND AMENDED PLANNING APPLICATIONS**

Councillor J. Ruhrmund, in commenting on the planning applications, made it clear that her comments were based on the information currently available and did not commit her to taking the same position when the matter was discussed at the District Planning Committee.

The Committee considered 41 new and amended planning applications and their comments are as recorded in the Planning Register.

In respect of application 011/H/07 - Mrs. A. Stock, Boase, Bennetts and James, 1 North Parade, Penzance - form opening in party wall to adjoining property at 1 Union Street, provide steps to resolve levels, insert fire door with self-closer into existing frame, Councillor F. Granger declared a personal interest in this matter.

10.20 pm

Chairman  
29<sup>th</sup> March 2007