

MINUTES OF THE PLANNING COMMITTEE MEETING held in Committee Room No. 3, St. John's Hall, Penzance on Wednesday 4th July 2007 at 7.00 pm.

PRESENT

Councillor P.C.H. Rendle (Chairman)
Councillor J. Ruhrmund (Vice-Chairman)

Councillors C.A. Dennis
J. Moreland
D. Nebesnuick
J. Parkin
K.L.W. Perry

15. **APOLOGIES**

Councillors R. Clark, F. Granger, M. Lovegrove and T.E. Williams.

16. **TO RECEIVE DECLARATIONS OF INTEREST**

The following declarations of interest were received:-

In respect of application number 534/07 - West Cornwall Art Archive, Councillor J. Ruhrmund declared a personal interest as the Town Council's appointed representative on the West Cornwall Art Archive.

In respect of application number 074/07 - Councillor J. Ruhrmund declared a personal interest because she knew the applicant.

In respect of application number 586/07 - Councillor J. Ruhrmund declared a prejudicial interest because of the proximity of her own dwelling to the applicant's site.

17. **REPORT OF TOWN CLERK**

- (a) **Correspondence from Cornwall County Council re. Cornwall Minerals Development Framework**

The County Council had written to advise of a change of approach with regard to the above document (on Government advice) which was away from the Development Control Policies to save duplication on matters which are covered by National Planning Policy.

Revised consultation would, therefore, take place in December 2007 on the Minerals Core Strategy and Policies and the views expressed on the report on Preferred Options would be considered and taken into account in preparing the revised options for the Core Strategy and Policies and it was

RECOMMENDED: that the position be noted.

(b) Information re. Works Carried Out at 118 Market Jew Street (now Pebbles) and Poundstretcher

The Town Clerk advised that Penwith District Council were now taking Enforcement Action in respect of a security shutter which had been erected at 118 Market Jew Street without planning consent and that a Planning Officer would visit Poundstretcher to assess the improvement works carried out to the shop frontage.

Members felt that it would be useful for Penwith District Council to be more pro-active in informing businesses in Market Jew Street of what was not acceptable in terms of shutters and other shop frontage modifications and it was

RECOMMENDED: that the Town Clerk should write to the Head of Sustainable Development requesting a more pro-active approach.

(c) Correspondence from Cornwall County Council re. Proposed 'No Waiting At Any Time' Restrictions - Trenoweth Road, Alverton and Charles Street, Newlyn

(i) Trenoweth Road

The Town Clerk advised that he had been approached in respect of this proposal and had spoken to Councillor Payne and a local resident who is a member of staff with the Town Council.

As a result of the conversations, Councillor Payne had suggested that a meeting be convened of local residents and Adrian Drake, the Divisional Surveyor, to establish whether some other solution could be found other than the yellow line enforcement on parking and it was

RESOLVED: that the Town Clerk should advise Councillor Payne of the Council's support for this proposal.

It was drawn to the attention of members that if the problem was one of access by service vehicles, then the initiative suggested by the Community Action Panel of placing advisory notices on vehicles could alleviate the problem.

(ii) Charles Street

Councillor Payne had advised the Town Clerk that the request for 'No Waiting' restrictions at the bottom entrance to the street had been as a result of representation from residents of the street and it was

RESOLVED: to support the proposal.

(d) Matters Raised by Councillor Nebesnuick

The following matters had been raised by Councillor Nebesnuick to provide further information to the Planning Committee:-

(i) Conservation Area Map

The Town Clerk advised that the District Council currently only held a large laminated map and that he would arrange for the map to be copied and available to members for future meetings.

(ii) Conservation Area Guide

The Town Clerk provided members with the latest edition of the Conservation Area Guide.

(iii) Local Policy on Additional Housing

The Town Clerk advised that the Local Plan adopted in 2004 was available to members to borrow from the office and also available at meetings.

The specific policy on housing was contained in policy number H13 and members noted the position.

(iv) Guidance on Definition of Over-development

The Town Clerk advised that he had discussed this issue with a Planning Officer and had been advised that, at the bare minimum, the sub-division of properties would clearly have to comply with the dimensions in accordance with Building Regulations but beyond that it was a matter of professional judgement on the part of the Planning Officer as to whether the internal sub-divisions provided suitable accommodation.

It was advised, therefore, that Town Council members, when commenting, use their local knowledge and their own judgement as to whether the sub-division of a property represented over-development.

In respect of Brownfield or new development sites, the Planning Authority would invariably request, where possible, sufficient space within the site to accommodate a garage or parking and space within the curtilage to allow a vehicle to turn unless the development was of a terraced nature or abutted straight onto the highway.

(v) Advice on What Constitutes Unneighbourliness

Unneighbourliness could generally be summed up through the loss of amenities such as light or privacy.

Councillor Ruhmund advised that planning reports now referred to amenity in a more specific way and a copy of the latest papers for the District Council Planning Meeting, held on the 3rd July, were made available to members to give examples of the attention paid to this aspect of any planning application.

(vi) Information re. 'Tree Work' Applications

Members raised the issue of the terminology used by applicants, eg. topping and lopping, both of which processes were vague and possibly detrimental to the care and future development of any tree.

It was, therefore,

RESOLVED: that the Town Clerk should raise this issue with the Sustainable Development Department and reiterate the request that applications should contain a photograph of the tree in question to better inform Town Council members in formulating their comments.

In addition, it was

RECOMMENDED: that the information provided by the Town Clerk on the above issues be noted.

(e) Special Meeting - Presentation on Penzance Area Action Plan - 26th June 2007

The Town Clerk advised members that the District Council representatives at the meeting had agreed to provide a resumé of that which had been discussed following which a Special Meeting of the Town Council would be convened to consider further input to the Local Development Plan which, in turn, would inform the Penzance Area Action Plan and it was

RECOMMENDED: that the position be noted.

(f) Papers re. Penwith District Council Planning Meeting - 3rd July 2007

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

RECOMMENDED: that receipt be noted.

The Town Clerk advised of 4 items which had been received following the preparation of the agenda as follows:-

- (i) Closure of the Penzance Distributor Road for 5 nights between the 7th July and the 10th August for resurfacing;
- (ii) Draft Cornwall Countryside Access Strategy Consultation Notice - to be copied to members with the minutes of this meeting;
- (iii) Correspondence from Cornwall County Council re. Proposed 'No Waiting' Measures in Queen Street and a disabled by at Penalverne Crescent;
- (iv) Proposed traffic calming measure and provision of pavement adjacent to Mousehole School

and it was

RECOMMENDED: that the above items be considered at the full Town Council Meeting on the 16th July.

18. **FINANCIAL POSITION**

The Committee considered its finances to the 31st May 2007 and it was

RESOLVED: to note the position.

The Committee also considered payments made in the months of April and May and it was

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

19. **SITE VIEWING PANEL MEETINGS**

The Town Clerk advised that there were no such meetings on which to report.

20. **PLANNING DECISIONS**

The Town Clerk advised that there were no decisions at variance to be reported to the Committee.

21. **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.

(a) **Declarations of Interest**

The declarations of interest, as noted at item 16, also appear in the Planning Register.

The Committee considered 40 new and amended planning applications and their comments are as recorded in the Planning Register.

10.20pm

Chairman
19th September 2007