

MINUTES OF THE PLANNING COMMITTEE MEETING held in Committee Room No. 3, St. John's Hall, Penzance on Thursday 8th January 2009 at 7.00 pm.

PRESENT

Councillor P.C.H. Rendle (Chairman)

Councillors C.A. Dennis
K.L.W. Perry
J. Ruhrmund

63. **APOLOGIES**

Councillors D.J. Axford, F. Granger, J. Parkin, R.A. Mann and T.E. Williams.

64. **TO RECEIVE DECLARATIONS OF INTEREST**

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.

In respect of application number 08-1565-P, Ms. K. Hawkins, The Honey Pot, 5 Parade Street, Penzance – replacement of windows on front and side elevations – Councillor P. Rendle declared a personal interest as he knows the applicant.

In respect of application number 08-1605-P, Gulval Village Hall – re-roofing with dry laid natural slate – Lanisley Hall, Gulval – Councillor P. Rendle declared a personal interest as he resides in the village.

In respect of application number 08-1648-TCONS, Mr. D. Kingston, St. Aubyn House, Gulval Churchtown – pruning and reduction of height by 30 per cent of one Ash, one Bay and one Holly tree – Councillor P. Rendle declared a personal interest as he resides in the village.

In respect of application number 08-1504-P, Sian Limited – construction of dwelling and associated works – Hawkins Road, Penzance – Councillors J. Ruhrmund and P. Rendle declared a prejudicial interest rendering the meeting inquorate and the Clerk advised that he would re-table the application at the next Planning Meeting.

In respect of application number 08-1666-RM, BRM Properties Limited, 43 Gurnick Road, Newlyn – construction of dwelling and associated works – land adjacent to Lansdowne House, Alverton – Councillor K. Perry declared a prejudicial interest as his brother lives next door to the property which rendered the meeting inquorate.

In respect of application number 08-1688-TCONS, Devon and Cornwall Leasing Solutions – lopping of one Sycamore – The Sycamores, Alverton Road, Penzance – Councillor P. Rendle declared a personal interest as he knows a resident at this address.

In respect of item 66(a) – correspondence from Penwith District Council re. Tree Preservation Order – 8/1/10-43 – land adjacent to St. Aubyn, Gulval – Councillor P. Rendle declared a personal interest in this matter as he lives near to the site concerned.

65. MINUTES OF MEETINGS HELD ON 20TH NOVEMBER AND 3RD DECEMBER 2008

Having been circulated, it was

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

66. REPORT OF TOWN CLERK

- (a) Correspondence from Penwith District Council re. Tree Preservation Order – 8/1/10-43 – Land adjacent to St. Aubyn, Gulval, Penzance

The District Council had written to confirm that a Tree Preservation Order had been made in respect of one tree at this site and the Town Council, as a consultee, was notified and provided with 28 days to comment if it wished to do so. The tree in question was a Holly tree. It was

RESOLVED: to support the Tree Preservation Order.

- (b) Copy of Wharfside Shopping Centre Transport Survey

Councillor Dennis had provided copies of a survey carried out in respect of employees at the Wharfside Shopping Centre which contained an analysis of their method of transport to work.

The numbers showed the pressure on car parking in relation to this small sample of people having reason to access the town and, reinforced concerns often made by the Town Council in relation to planning applications, both commercial and residential, which did not take account of the need to provide parking. It was

RECOMMENDED: that the survey be forwarded to the Local MP requesting that he support a change to Planning Policy Guidance which, at present, did not require that parking be a pre-requisite of any planning application.

In this respect, the proposed development of the former gasometer site was a prime example of a large number of residential units being built with a disproportionately low level of parking provision. It was

FURTHER RECOMMENDED: that at some point in the future, perhaps through the good offices of the local college, a more substantial survey of parking requirements on the part of employees in the town centre be carried out. Copies of the summary leaflet had been copied to all members who may find it useful in dealing with enquiries from parishioners and it was

RECOMMENDED: that the position be noted.

- (c) Local Authority Information Service – Further Information re. The Planning Act 2008

LAIS had produced a summary for Town Councils which had been copied to all members in relation to the Planning Act 2008.

The Act related to the way in which major infrastructure decisions would be made, eg. Nuclear Power plants and other installations which would considerably affect the communities in which they were sited and the new method of decision would lead to a democratic deficit with the decision being made by a centrally appointed Authority rather than the Secretary for State and Local Authorities.

The LAIS bulletin now appears as Appendix “A” to the minutes and it was

RECOMMENDED: that the position be noted.

- (d) Papers for Penwith District Council Planning Meeting – 16th December 2008

The Town Clerk advised that papers for the above meeting had been received together with the papers for the Planning Meeting to be held on the 13th January 2009 and it was

RECOMMENDED: that receipt be noted.

- (e) Correspondence from Cornwall County Council re. Road Closure – 5th to 9th January 2009 – Sheffield to Chywoone Hill – Highway Service Patching Works

The County Council had written to advise of the above works and it was

RECOMMENDED: that the position be noted.

- (f) Further Information from Penwith District Council re. Planning Application in respect of 33 Mount Street, Penzance

The Planning Committee, at its last meeting, raised the issue of the separate entrance at the rear of the property which seemed to suggest a sub-division of the property and not an internal division as described in the application.

The Planning Authority had looked into the matter and amended plans had now been drawn to show an internal linkage of the rooms and the applicant had been advised that anything different would require a further planning application and it was

RECOMMENDED: that the position be noted.

- (g) Correspondence from Cornwall County Council re. Footpath Modification Order 2008

The Town Clerk advised that the council had, in 2004, supported the proposal in relation to the addition to the Definitive Map of a path from Garth Road in Newlyn to Footpath 54 in Penzance.

The formal Notice of the Order had now been sent to the Town Council for consultation and it was

RESOLVED: to confirm the Town Council's support.

(h) Invitation to Join the English Historic Towns Forum

The letter from the English Historic Towns Forum had been sent to all members for information and advised that this body had been created in 1987 to advise/support Planning Authorities, Civic Trusts, etc. in relation to the treatment of buildings of historic importance within the planning process.

The Forum had now decided to extend membership to Town and Parish Councils and it was

RESOLVED: to take out membership of the Forum on a trial basis for a period of one year at a cost of £200.00

(i) Response from Cornwall County Council re. Limited Waiting Zone at Bolitho Road, Heamoor

The County Council had responded to representation made by the Town Council in respect of misuse of the above zone which had been intended for customers of the Post Office.

The response had indicated that parking for the Post Office only could not be enforced legally but there was a 30 minute restriction on parking at this location from 9.00 am to 5.00 pm, Monday to Saturday, and civil enforcement officers would be asked to attend the site and take action where necessary. It was

RECOMMENDED: that the position be noted.

(j) Penwith Access and Rights of Way Forum – Agenda 10th December 2008 and Minutes of Meeting 10th November 2008 plus Agenda for Meeting on 12th January 2009 and Minutes of Meeting held on 10th December 2008

Copies of the above had been provided for information and were available to any member who wished to have sight of them and it was

RECOMMENDED: that receipt be noted.

(k) Penwith District Council – Penzance Conservation Area Appraisal - Draft December 2008

Given that there was sufficient time to respond to this document within the next cycle of meetings, it was

RESOLVED: that a representative of the Planning Department be invited to attend the Planning Committee meeting to be held on the 21st January 2009 and that the Draft Appraisal be considered at that meeting.

67. **SITE VIEWING PANEL MEETINGS**

There were no meetings on which to report.

68. **PLANNING DECISIONS**

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

RESOLVED: to note the position.

69. **NEW AND AMENDED PLANNING APPLICATIONS**

The Committee considered 24 new and amended planning applications and their comments are as recorded in the Planning Register.

9.20 pm

Chairman
12th February 2009