

MINUTES OF THE PLANNING COMMITTEE MEETING held in Committee Room No. 3, St. John's Hall, Penzance on Wednesday 4th March 2009 at 7.00 pm.

PRESENT

Councillor P.C.H. Rendle (Chairman)

Councillors C.A. Dennis
R. Lewarne (left meeting 8.40 pm)
K.L.W. Perry
J. Ruhrmund
T.E. Williams (left meeting 8.40 pm)

82. APOLOGIES

Councillors F. Granger, R.A. Mann and J. Parkin.

Absent without apologies: Councillor D.J. Axford

83. TO RECEIVE DECLARATIONS OF INTEREST

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

In respect of application number 09-0029-HP and 09-0037-LBC – Mr. and Mrs. P. Jones, 17 Regent Square, Penzance – replacement windows and door and associated external works – Councillor J. Ruhrmund declared a personal interest as she was a friend of a neighbour of the applicant.

In respect of application number 09-0139-HP – Mr. A. Ballard, Oakland Homes SW Limited – installation of satellite dish on north-east elevation – Councillor J. Ruhrmund declared a prejudicial interest as a neighbour of the application site, rendering the meeting inquorate.

In respect of application number 09-0150-HP – Mr. S. Worthington, 1 Sea View, Gulval – construction of two-storey extension on rear elevation – Councillor P. Rendle declared a personal interest as a neighbour of the applicant.

In respect of application number 09-0179-P – Mr. and Mrs. Booker, 72 Roscadghill Parc, Heamoor – construction of 2 dwellings and associated site works – Councillor P. Rendle declared a personal interest as he knows the owner of the site.

In respect of application number 09-0188-P – Mr. G. Stevens, 44 Forbes Road, Newlyn – Councillor J. Ruhrmund declared a personal interest as the applicant is a fellow councillor at Penwith District Council.

In respect of application number 09-0209-TCONS – Mr. Dworniak, 5 Trewartha Terrace, Penzance – reduction of Sycamore tree by 50 per cent – Councillor J. Ruhrmund declared a prejudicial interest because of her proximity to the site, rendering the meeting inquorate.

In respect of application number 09-0200-P – Tesco PLC – installation of 10.6 metre micro wind turbine and associated works – Councillor Perry declared a personal interest as a number of members of his family were employees at Tesco's.

84. **MINUTES OF PREVIOUS MEETINGS**

The minutes of the meetings held on the 8th and 21st January 2009, having been circulated, it was

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

85. **REPORT OF TOWN CLERK**

(a) **Response from Cornwall County Council/Cormac re. Ross Bridge Closure and Traffic in Market Jew Street**

The Town Clerk advised of conflicting responses which had been received in respect of the representation made by the Town Council for improved temporary signage at the top of Market Jew Street.

An e-mail had been received from the County Council on the 18th February saying that one advance sign had been placed in the Greenmarket but it would not be possible to place any more at the top of Market Jew Street.

The e-mail went on to say that the police had been contacted and they would be acting to enforce the partial one-way system and there was evidence of this via the report in the 'Cornishman' newspaper.

The second response was by way of a telephone call from Mr. Sam Ward of Cormac who advised that he would be placing additional black/yellow signs at the top of Market Jew Street and that he too would be contacting the police.

Members reported that no additional signage had been placed at the top of Market Jew Street and it was

RESOLVED: that the Town Clerk contact Mr. Ward as soon as possible.

(b) **Correspondence from Cornwall County Council re. Road Closure:-**

- (i) Longrock level crossing – overnight on 1st March, 11th and 18th/19th April for Network Rail essential level crossing renewal works

The above information had been received from Cornwall County Council and it was

RECOMMENDED: that it be noted.

- (c) Correspondence from North Cornwall District Council re. Publicity of Planning Applications

The communication from North Cornwall District Council had been copied to all members for information. It related to the development and management process for the Cornwall Planning and Regeneration Service and reported a decision made by the Implementation Executive on publicity of planning applications across the county.

From the 1st April the following would apply:-

Newspaper Advertisements – applicable only to applications which were deemed major, applications relating to Departures, Environmental Impact Statements, developments affecting Public Rights of Way and applications relating to Listed Buildings and Conservation Areas.

The above would be advertised in the local press as per the present format and the letter went on to advise that this accords with the statutory requirement.

Site Notices – one Site Notice would be placed on or near the land and would be water-proof, coloured yellow and placed on the application site at the time of the visit of the Case Officer.

Neighbour Notification – to compensate for the reduced number of applications being published in the local press, it was proposed to improve and create a consistent level of neighbour notifications. A letter would be sent to any property whose boundary abuts the application site but only in respect of planning applications.

When the Case Officer visits the site, he or she may also identify other properties which may be materially affected by the application and to which the information would then be sent.

Viewing Applications – this would be by way of the weekly list being published on the council's website with access at main Planning Receptions for those who did not have computers, where copies of the application forms and drawings would also be available to view, and it was

RECOMMENDED: that details of the revised process be noted.

(d) Correspondence from Cornwall County Council re. Regulation 3 Planning Applications – Transition Arrangements for Cornwall Council

The County Council had written to advise that applications under Regulation 3/4, ie. application by the County Council in respect of its own development, and the timetable as to where and how they would be dealt with in the transition period had been forwarded for information.

Members noted that there were few such applications in the course of the year but where they arose, the local contact point would be Mr. Paul Gage at the Planning Department at the present District Council Offices and it was

RECOMMENDED: that the position be noted.

(e) Correspondence from 'One Cornwall' Team re. Planning and Regeneration

The above papers had been copied to all members on the 5th February but because only part of the document had been sent, it had been repeated for all members' benefit.

In short, the papers referred to:-

- (i) The hierarchal structure of the full Cornwall Council;
- (ii) A diagram showing the service structure in respect of planning and related functions;
- (iii) The delivery of strategic development proposals through the Development Management process;
- (iv) The process time-line in terms of dealing with planning applications;
- (iv) A document relating to the exploration of partnership working with Town and Parish Councils on the part of the Cornwall Council Planning and Regeneration section

and it was

RECOMMENDED: that receipt of the documents be noted.

(f) Consultation Paper from North Cornwall District Council Community Service Re. Local Planning Authorities Adoption of a Local Validation List

The Town Clerk advised that the consultation paper ran to 141 pages and that the summary ran to 12 pages.

From the summary, the Town Clerk was able to advise that the validation process naturally included National legal requirements, requirements specific to the local

area and was an amalgam of the best practice on the part of the current six District Councils and Cornwall County Council. It was

RECOMMENDED: that the summary papers be copied to all members to allow comment at full council as required.

Councillor Rendle produced copies of the on-line application forms currently used by North Cornwall District Council, which also incorporated the facility for on-line comment, and although this process was as yet unavailable in the Penwith district, there was little doubt that it would be introduced in due course and it was

FURTHER RECOMMENDED: that the information be noted.

86. **FINANCIAL POSITION**

The committee considered its finances to the 31st January 2009 and it was

RESOLVED: to note the position.

The committee also considered payments for the month of January 2009 and it was

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

87. **SITE VIEWING PANEL MEETINGS**

The Chairman advised that he had attended a Site Meeting in respect of application number 08-1663-HP at 2 Gwavas Bungalows on the 23rd February 2009 in respect of an application to extend and alter the existing dwelling to provide additional living accommodation.

The Town Council had been concerned about overdevelopment but the Site Meeting particularly addressed the issue of 'overlooking' and it was understood that, subject to conditions, the application had now been approved and it was

RESOLVED: to note the position.

88. **PLANNING DECISIONS**

The Clerk advised of 2 decisions which were at variance with the views of the Planning Committee and it was

RESOLVED: to note the position.

89. **NEW AND AMENDED PLANNING APPLICATIONS**

The committee considered 32 new and amended planning applications and their comments are as recorded in the Planning Register.

In respect of application number 08-1618-P – The Swallowcourt Group, Banbury – part demolition of 21 bedrooms and replacement with 18 close care apartments and reconstruction of 20 nursing home bedrooms (amended scheme 18.2.09) at Ponsandane Care Home, Chyandour, Penzance. It was agreed that this matter should be considered by full council with a recommendation to raise no objection.

9.20 pm

Chairman
2nd April 2009