

FALMOUTH TOWN COUNCIL

Minutes of a Special Meeting of Falmouth Town Council held in the Council Chamber, Municipal Buildings, Falmouth on Monday 16th October 2006 at 7.00 pm for the purpose of transacting the following business.

Present: Councillors: Mrs A J Biggins (in the Chair), G W Chin-Quee, Mrs L S Coles, Mrs M Davies, Mrs L A Trenchard, Dr D S Sterratt and M A Varney.

Also attended: Councillors Mrs G Grant (Penryn Town Council) and Mrs Ager, Mrs Wilson and Hambly (all Carrick District Council) and eight residents / representatives of local businesses.

In attendance: A M Williams (Town Clerk)
D. Lang (Town Centre Manager)
R Radcliffe (Carrick District Council)
P Wickes (Cornwall Marine Network)
R Munding (Developer)
J Manser, T Smit and L Osborne (for the Developer)

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C3233 APOLOGIES

Apologies for absence were received and approved from Councillors Body (away), Bonney (hospital), Eva (holiday), Hobbins (work) and Lloyd (college course).

Apologies were also received from Carrick District Councillors Bishop, Howland and Rogers as well as Messrs Brigden (Truro and Penryn Harbourmaster), Shepperd (Cornwall Marine Network) and Grove-White (Carrick District Council).

C3234 INTERESTS

None received.

C3235 FALMOUTH WHARF, NORTH PARADE, FALMOUTH

The Deputy Mayor advised that the meeting would receive a presentation on the potential development of the site for information only and advised Councillors not to express any opinions thereon so as not to prejudice their consideration of a subsequent planning application.

She suggested that Councillors, the developer and his representatives may wish to take time to discuss the proposals with local residents and interested parties at the conclusion of the meeting.

Mr Smit advised he was championing the scheme and outlined the history of Mr Munding's previous development projects and explained the current layout and uses of the site in context. He then detailed the proposals which included hotel, public performance space, restaurants, gallery space, residential and small industrial uses with public open space and parking. There would be 14 commercial units and 45 1, 2 and 3 bedroom apartments, with a number below the stamp duty threshold. The development would be environmentally sensitive and utilise local and natural materials, with grass roofs. There would also be moorings available.

He showed a series of perspectives, sections and elevations, and touched on planning issues such as flood alleviation methods and transport plan. There would be one parking space per industrial unit and apartment with all other parking off site with park and ride / float.

Mr Wickes, for Cornwall Marine Network, felt that the site was not suitable for major boat builders because of physical restraints and under capacity. It was better utilised for smaller light marine industrial uses and could help off set a shortfall in small boat visitor moorings. He felt currently the site had minimal marine uses and the development would allow these to be enhanced and continue as well as increasing its use for start up marine businesses.

Messrs Smit, Manser and Munding then responded to clarification questions. Mr Munding advised that he would accept local needs housing stipulations and it was felt noise levels from the site would not be increased and parking provision on site was balanced by the desire to provide public open space.

Councillor Mrs Grant advised that Penryn Town Council supported the principle of the development but had raised concerns in respect of highway issues.

The Chairman thanked those attending and declared the Meeting closed at 8.00 p.m.

Signed: Date: