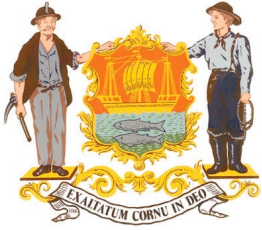


TRURO CITY COUNCIL



CITY OF TRURO
Roger Gazzard
Town Clerk

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December 2020

To: The Mayor (Councillor B Biscoe)
The Deputy Mayor (Cllr J Allen)
The Chairman and members of the **PLANNING COMMITTEE**

Dear Councillor

NOTICE IS HEREBY GIVEN that the meeting of the **PLANNING COMMITTEE** will be held Via ZOOM Virtual Meetings on **THURSDAY 7 JANUARY 2021** at **7.00 pm** for the transaction of the under mentioned business: -

A G E N D A

Members of the public have the right to speak at meetings of Truro City Council's Planning/Committee during consideration of planning applications on Schedule 2 only, under the following conditions:

Registration to speak must be made in writing, complete with your full name and contact details, either via email to info@truro.gov.uk or letter to the Municipal Buildings, no later than 5pm on the Tuesday before the Thursday meeting. One of the Planning Clerks will confirm your request as soon as possible. This confirmation does not constitute that you will be able to speak – should there be more than one person requesting to speak this will be decided amongst the speakers themselves at the meeting. If this cannot be agreed, then the first to register will be permitted to speak. Any other member of the public is welcome to come to the meeting to listen. Please be aware that Truro City Council is only a consultee and that Cornwall Council determines the outcome of all planning applications.

1. **APOLOGIES**

2. **DISCLOSURE OR DECLARATIONS OF INTEREST**

3. **PLANNING MINUTES**

To consider the minutes of the Planning Committee Meeting held 1 December 2020, having been before Council on 7 December 2020.

4. **PLANNING CONSULTATION**

To consider plans submitted in accordance with planning consultation procedure: -

- (i) Schedule 1A – Recommendation “en bloc” (Appendix 1)
- (ii) Schedule 1B - Conservation Area and Listed Building Applications.
Recommendation “en bloc”, except for individual applications a Councillor may request to consider in greater detail at this meeting. (Appendix 2)
- (iii) Schedule 2 – Applications to be considered at this meeting (Appendix 3)

5. **TRURO AND KENWYN NEIGHBOURHOOD DEVELOPMENT PLAN**

(i) Truro and Kenwyn Neighbourhood Development Plan Landscape Work

As requested by the Town Clerk, Members to consider agreeing to the Landscape Appraisal work commissioned by the Neighbourhood Plan Steering Committee to be adopted as a material consideration by Cornwall Council to help support the current (and proposed) Policy E6 of the TKNDP and landscape policies of the Cornwall Local Plan.

It is Cornwall Council's opinion that this work is of value and advise that it should be adopted to back up the TKNDP policies and to provide additional protection from inappropriate development proposals whilst the review is on-going.

(ii) Reconsideration of the Parish Boundary

Further to Minute 296, page 141 (Council, 07.12.20), Members to reconsider the inclusion of a parish boundary around Truro, considering Mr Lacey's email to the TKNDP Steering Committee (as circulated previously). To note, Members are being asked to consider whether the information provided by Mr Lacey is deemed sufficient to refer the item back to Council to reconsider its decision not to support the inclusion of the boundary within the TKNDP, made in October 2020. The City Council's Standing Orders permit reconsideration of a resolution, should one of its Committees feel new information provided could change the outcome.

6. **CHAIRMAN'S REPORT**

Chairman to provide information on any developments received since the last meeting. For information only – resolutions cannot be made under this item.

7. **CORRESPONDENCE**

8. **DATE OF NEXT MEETING**

Thursday 4 February 2021. The agenda for the next Planning Committee to be held on 4 February 2021 will be prepared on Friday 29 January 2021. In accordance with Minute 302 (03.12.12), should a member wish an item to be included on this agenda please inform the Town Clerk's office by Thursday 28 January as no items other than those on the agenda can be considered at the meeting.



TOWN CLERK

Schedule 1A

PLANNING APPLICATIONS – FOR THE MEETING OF 7 JANUARY 2021

SCHEDULE 1A – To Receive a Single Recommendation for the Entire Schedule at the Meeting.

If Members of the Planning Committee wish for an application to be transferred to Schedule 2, please inform the Chairman and Clerk by Wednesday 23rd December at 5pm for it to be included on the agenda. Please use material planning considerations only.

If the recommendation already states “transfer to schedule 2” there is no need to comment further on this application until the meeting.

Application Details	Proposal	Ward	Comments from Case Officers	Recommendation from Chairman/ Vice-Chairman & Councillors
(1) PA20/10161 Trewellard Lodge, Kenwyn Hill Ms Allison Young	Works to tree namely - Fell - T1 Western Red Cedar - subject to a Tree Preservation Order(TPO)	Trehaverne	Claire Broughton:	Refusal recommended on the grounds that i) the tree is a good healthy tree with high amenity value and ii) the new driveway should be designed to avoid the tree.
(2) PA20/10050 Land rear of 3 Benson Road Mr And Mrs Anthony Augarde	Sub-division of plot and creation of new dwelling at rear	Trehaverne	Tim Marsh:	Schedule 2
(3) PA20/10347 35 Highertown Mr Tegg	Conversion of loft to bedrooms and shower room to include new dormer windows	Redannick	Sophie Rogers:	Schedule 2
(4) PA20/10302 Lansulien 1 Redannick Lane Mr D Parnwell	Conversion of loft to form extra bedroom and playroom. Garden room	Redannick	Claire Broughton:	Schedule 2
(5) PA20/10389 5 Melin Drive Mr and Mrs Roberts	Proposed extension and remodelling and construction of new garage and associated works	Trehaverne	Sophie Rogers:	Approval recommended subject to there being no sustainable objection from the neighbour to the South.

Schedule 1A

<p>(6) PA20/10209 Land to Rear of 1 Grenville Road Mr Simon Wooding</p>	<p>Proposed self-build dwelling (single-storey)</p>	<p>Trehaverne</p>	<p>James Moseley: You may remember earlier this year an application for a dwelling on this plot was refused - decision reference PA20/02441. This application arguably partially overcomes the reason for refusal in respect of overbearing impacts, however, my initial thoughts are that it is unclear as to whether further concerns previously raised in respect of pattern and density of development in the area are overcome and whether the development may be unreasonably cramped. It may require a site visit for me to confirm these points.</p>	<p>Schedule 2</p>
<p>(7) PA20/10643 Land West of Chy Hwel and Yew Tree Court, Tregolls Road Mr Bryant, Cornwall Council</p>	<p>Works to protected trees - Reduce alder to stem division at circa 4m, reduce elm, ash and sycamore to clear street lights by 2m</p>	<p>Tregolls</p>	<p>Janice Taylor:</p>	<p>Approval recommended subject to all works being agreed with the CC Forestry Officer</p>
<p>(8) PA20/10518 Anneth Lowen, Newquay Road Mr Steve Randall</p>	<p>Proposed conversion of an integral garage to form a lounge</p>	<p>Boscawen</p>	<p>Camellia Bullingham:</p>	<p>Schedule 2</p>

Schedule 1A

<p>(9) PA20/09631 Land North of A390, Threemilestone Mr Phil Mason, Cornwall Council</p>	<p>Hybrid planning application for Langarth Garden Village comprising: A. A full planning application for construction of the Northern Access Road and associated access junction arrangements onto the A390, new junctions to the quiet lanes and associated infrastructure and earthworks and retaining and boundary features; B. An outline planning application with all matters reserved to create a mixed use, landscape-led community comprising a phased development of up to 3550 dwellings plus 200 extra care units and 50 units of student/health worker accommodation, including affordable housing; five local centres comprising local retail (E), offices (E), restaurants and cafes (E), drinking establishments (sui generis), hot food takeaway (sui generis), health and community facilities (F1 and E), a local care health centre (E), a blue light centre for emergency services (sui generis), up to two primary schools (F1), business and commercial floorspace (E), brewery / public house (sui generis) and associated areas of open space to include a suitable alternative natural greenspace as a strategic open space a community farm/allotments, public realm, renewable energy provision and energy centre, park and ride extension (of up to 600 spaces or 2.73 ha), cycle lanes, connections with the existing highway network including crossings of the A390, quiet lanes, drainage and associated infrastructure, including the demolition of buildings and structures, site clearance and associated earthworks and C. The Application is accompanied by an Environmental Statement.</p>	<p>Kenwyn</p>	<p>Matthew Doble:</p>	<p>Schedule 2</p>
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Schedule 1A

<p>(10) PA20/10859 81 Tinney Drive Mr Michael David Pickering</p>	<p>Works to trees subject to a tree preservation order - Removal of two Elm trees</p>	<p>Tregolls</p>	<p>Niamh Ashworth:</p>	<p>Approval recommended, subject to confirmation by CC Forestry Officer that the two trees are dead and the cause of death</p>
<p>(11) PA20/10350 6 Kew Lastanen, Tinney Drive Mr Ben Jackson</p>	<p>Remove existing boundary wall and erect a new timber fence not exceeding 2m high</p>	<p>Tregolls</p>	<p>Janice Taylor:</p>	<p>Schedule 2</p>
<p>(12) PA20/10846 8 Trevithick Close Mr and Mrs Jones</p>	<p>Proposed Raised Parking Bay</p>	<p>Boscawen</p>	<p>Sophie Rogers:</p>	<p>Schedule 2</p>
<p>(13) PA20/11077 5 Newbridge Way Ms A Carter</p>	<p>Proposed dormers and porch</p>	<p>Trehaverne</p>	<p>Sophie Rogers:</p>	<p>Schedule 2</p>
<p>(14) PA20/10121 Rum Raisin, St Clement Mr and Mrs Owen</p>	<p>Proposed extension over garage</p>	<p>Tregolls</p>	<p>Camellia Bullingham:</p>	<p>Approval recommended subject to there being no sustainable objection from neighbours</p>

Schedule 1B

PLANNING APPLICATIONS – FOR THE MEETING OF 7 JANUARY 2021
SCHEDULE 1B – APPLICATIONS WITHIN THE CONSERVATION AREA/LISTED BUILDING APPLICATIONS

These applications have been seen by ward members/Planning Committee within the month and therefore have recommendations (far right column). However, following recommendations from the Truro Conservation Area Advisory Committee, these applications may be revisited, upon request, at the Planning Committee meeting.

This schedule (minus any applications revisited at the meeting) will then receive a single ‘en-bloc’ recommendation as per Schedule 1A

If Members of the Planning Committee wish for an application to be transferred to Schedule 2, please inform the Chairman and Clerk by Wednesday 23rd December at 5pm

for it to be included on the agenda. Please use material planning considerations only.

If the recommendation already states “transfer to schedule 2” there is no need to comment further on this application until the meeting.

Application Details	Proposal	Ward	Comments from Case Officers	Recommendation from Chairman/ Vice-Chairman & Councillors
(1) PA20/10102 8 Edward Street Mr And Mrs Lam, Yue Restaurant	Proposed change of use from first floor offices to managers flat and construction of store shed	Boscawen	Claire Broughton:	Approval recommended subject to there being no loss of original fabric, either within the building or on the party fence wall and subject to the comments of TCAAC
(2) PA20/10220 1A Dereham Terrace Mr And Mrs Nevil Thomas	Replacement of existing sliding aluminium patio door with new sliding aluminium sliding door	Boscawen	Camellia Bullingham:	Approval recommended subject to the comments of the TCAAC
(3)(a) PA20/09840 14 High Cross Mr David Westaway	Advertisement consent for 2no. signs - 1 x plaque sign and 1 x projecting hanging sign	Boscawen	Sophie Rogers:	Schedule 2
(b) PA20/09848 14 High Cross Mr David Westaway	Listed Building Consent for the above.	Boscawen	Sophie Rogers:	Schedule 2

Schedule 1B

(4) PA20/10287 Boscovva, Kenwyn Road Mrs Elen Mitchell	To render wall on west elevation, install new roof window and replace existing roof window on north elevation	Trehaverne	Janice Taylor: The proposal would result in improvements to the existing building and I have no initial concerns regarding the proposal.	Approval recommended subject to the comments of the TCAAC
(5) PA20/08783 6 Ferris Town Pitman	Installation of an air source heat pump to the basement level rear of the property	Boscawen	Claire Broughton:	Approval recommended subject to the comments of the TCAAC
(6) PA20/10330 Tippetts Backlet, The Cloisters, River Street Mr Ian Gilbert	Change of use of first floor cafe into two apartments	Boscawen	Jeremy Content: I do not have an issue with the principle of the changes. I need to check internal room space and discuss refuse storage with the agent but other than this I would be looking to support.	Approval recommended subject to the comments of the TCAAC
(7) PA20/09058 6 Ferris Town D Pitman	Replacement of non-historical single glazed metal windows with double glazed uPVC windows	Boscawen	Claire Broughton:	Approval recommended subject to the comments of the TCAAC
(8) PA20/10925 8-9 Lemon Street Mr Simon Hendra	Listed building consent for closing up two openings between 8 and 9 Lemon Street, boarding over an existing modern staircase, reinstating a previously removed staircase	Boscawen	Claire Broughton:	Approval recommended subject to the comments of the TCAAC
(9) PA20/10619 24 Ferris Town Mr James Thorburn	Change of use of dwelling (C3) to HMO (C4) and associated works, inc replacement roof coverings, replacement boundaries, new external wall cladding and new fenestration	Boscawen	Jeremy Content:	Schedule 2

Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 7 JANUARY 2021
SCHEDULE 2 – Applications to be considered at the Meeting.

Application Details	Proposal	Ward	Comments from Case Officers	Recommendation from Chairman/ Vice-Chairman & Councillors
<p>(1) PA20/09631 Land North of A390, Threemilestone Mr Phil Mason, Cornwall Council</p>	<p>Hybrid planning application for Langarth Garden Village comprising: A. A full planning application for construction of the Northern Access Road and associated access junction arrangements onto the A390, new junctions to the quiet lanes and associated infrastructure and earthworks and retaining and boundary features; B. An outline planning application with all matters reserved to create a mixed use, landscape-led community comprising a phased development of up to 3550 dwellings plus 200 extra care units and 50 units of student/health worker accommodation, including affordable housing; five local centres comprising local retail (E), offices (E), restaurants and cafes (E), drinking establishments (sui generis), hot food takeaway (sui generis), health and community facilities (F1 and E), a local care health centre (E), a blue light centre for emergency services (sui generis), up to two primary schools (F1), business and commercial floorspace (E), brewery / public house (sui generis) and associated areas of open space to include a suitable alternative natural greenspace as a strategic open space a community farm/allotments, public realm, renewable</p>	<p>Kenwyn</p>	<p>Matthew Doble:</p>	

Schedule 2

	energy provision and energy centre, park and ride extension (of up to 600 spaces or 2.73 ha), cycle lanes, connections with the existing highway network including crossings of the A390, quiet lanes, drainage and associated infrastructure, including the demolition of buildings and structures, site clearance and associated earthworks and C. The Application is accompanied by an Environmental Statement.			
(2)(a) PA20/09840 14 High Cross Mr David Westaway	Advertisement consent for 2no. signs - 1 x plaque sign and 1 x projecting hanging sign	Boscawen	Sophie Rogers:	
(b) PA20/09848 14 High Cross Mr David Westaway	Listed Building Consent for the above.	Boscawen	Sophie Rogers:	
(3) PA20/10050 Land rear of 3 Benson Road Mr And Mrs Anthony Augarde	Sub-division of plot and creation of new dwelling at rear	Trehaverne	Tim Marsh:	

Schedule 2

<p>(4) PA20/10209 Land to Rear of 1 Grenville Road Mr Simon Wooding</p>	<p>Proposed self-build dwelling (single-storey)</p>	<p>Trehaverne</p>	<p>James Moseley: You may remember earlier this year an application for a dwelling on this plot was refused - decision reference PA20/02441. This application arguably partially overcomes the reason for refusal in respect of overbearing impacts, however, my initial thoughts are that it is unclear as to whether further concerns previously raised in respect of pattern and density of development in the area are overcome and whether the development may be unreasonably cramped. It may require a site visit for me to confirm these points.</p>	
<p>(5) PA20/10302 Lansulien 1 Redannick Lane Mr D Parnwell</p>	<p>Conversion of loft to form extra bedroom and playroom. Garden room</p>	<p>Redannick</p>	<p>Claire Broughton:</p>	
<p>(6) PA20/10347 35 Highertown Mr Tegg</p>	<p>Conversion of loft to bedrooms and shower room to include new dormer windows</p>	<p>Redannick</p>	<p>Sophie Rogers:</p>	
<p>(7) PA20/10350 6 Kew Lastanen, Tinney Drive Mr Ben Jackson</p>	<p>Remove existing boundary wall and erect a new timber fence not exceeding 2m high</p>	<p>Tregolls</p>	<p>Janice Taylor:</p>	
<p>(8) PA20/10518 Anneth Lowen, Newquay Road Mr Steve Randall</p>	<p>Proposed conversion of an integral garage to form a lounge</p>	<p>Boscawen</p>	<p>Camellia Bullingham:</p>	
<p>(9) PA20/10619 24 Ferris Town Mr James Thorburn</p>	<p>Change of use of dwelling (C3) to HMO (C4) and associated works, inc replacement roof coverings, replacement boundaries, new external wall cladding and new fenestration</p>	<p>Boscawen</p>	<p>Jeremy Content:</p>	

Schedule 2

(10) PA20/10846 8 Trevithick Close Mr and Mrs Jones	Proposed Raised Parking Bay	Boscawen	Sophie Rogers:	
(11) PA20/11077 5 Newbridge Way Ms A Carter	Proposed dormers and porch	Trehaverne	Sophie Rogers:	