

**MEETING OF THE PLANNING COMMITTEE HELD 7 JANUARY 2021
at 7.00 pm via ZOOM VIRTUAL MEETINGS**

PRESENT: Councillors Allen, Biscoe, Mrs Carlyon, Ellis, Nolan, Pascoe, Mrs Swain, Tamblyn, Vella (Chairman), Webb and Wells

APOLOGIES: No apologies for absence were reported.

Also in attendance: Councillors Mrs Tudor and Wilkins,
Roger Gazzard, Town Clerk,
Councillor Dyer, Kenwyn Parish Council,
Mr Doug Lloyd, Architect for 24 Ferris Town (PA20/10619),
Maggie Francis. a member of the public.

306 DISCLOSURES OR DECLARATIONS OF INTEREST

There were no declarations of interest to report.

307 PLANNING MINUTES

The Minutes of the Planning Committee meeting held 1 December 2020, having been before Council on 7 December 2020, were considered a correct record.

308 PLANNING CONSULTATION

(a) Schedule 1A

Further to all Councillors of Truro City Council being given the opportunity to submit comments to applications in their Ward (by an agreed deadline), and for Members of the Planning Committee to comment on this Schedule prior to publication of the agenda for this meeting, it was proposed by Councillor Vella (Chairman) that it be unanimously

RESOLVED that the recommendations contained within Schedule 1A, as proposed by the Chairman, be adopted by the Planning Committee.

(b) Schedule 1B

Further to all Councillors of Truro City Council being given the opportunity to submit comments to applications in their Ward (by an agreed deadline), and for Members of the Planning Committee to comment on this Schedule prior to publication of the agenda and at the meeting having heard the comments of the TCAAC, it was proposed by Councillor Vella (Chairman) that it be unanimously

RESOLVED that the recommendations contained within Schedule 1B, as proposed by the Chairman, be adopted by the Planning Committee.

(c) Schedule 2

The Committee considered plans submitted in accordance with the planning consultation procedure, details of which are attached (Schedule 2), and, that it be

RESOLVED that Cornwall Council be informed of the following recommendations as voted upon by Truro City Council's Planning Committee: -

**(i) Land North of A390, Threemilestone (1)
(PA20/09631)**

Following an informal presentation from Chris Daly, Cornwall Council, held prior to this meeting of the Planning Committee, it was recommended that this item be considered at a Special Meeting of Council to be held on Thursday 14 January 2021. It was agreed that if any Member had questions for Mr Daly or his team, or comments on the application as it affects Truro, to submit them to the Planning Clerks by the end of Monday 11 January 2021. The slides presented at the informal

meeting, along with the Zoom video, would be circulated to Members. It was also agreed the Planning Clerks would create a brief PowerPoint summary of the links Mr Daly had identified as being essential, but that if Members decided at the Special Meeting that additional meetings for specific parts of the proposal were required then these could be arranged. Mr Daly had specified that the application would not be considered by Strategic Planning at Cornwall Council until around July 2021 and there was no expectation for the City Council to respond in detail immediately.

Proposer: Councillor Mrs Carlyon
Seconder: Councillor Vella

(ii) **14 High Cross** (2 a & b)
(PA20/09840 & PA20/09848)

Refusal recommended for advertisement consent due to the proposal not being compliant with supplementary planning guidance for signage in the Conservation Area. In addition, the building was adjacent to a Grade I Listed Building (the Cathedral) and therefore the sign (especially the hanging sign) was considered inappropriate for such a setting.

Members felt if a new proposal was submitted with a sign that was more sympathetic to the building and the setting, then it would be considered more favourably.

Proposer: Councillor Mrs Carlyon
Seconder: Councillor Biscoe

(iii) **Land Rear of 3 Benson Road** (3)
(PA20/10050)

Unanimous refusal recommended due to the unacceptable loss of garden, the unwanted creation of a new street that would have a serious adverse effect on the quality of the Hendra estate. Members also felt the proposal constituted overdevelopment.

Proposer: Councillor Wells
Seconder: Councillor Pascoe

(iv) **Land to Rear of 1 Grenville Road** (4)
(PA20/10209)

Unanimous refusal recommended due to inadequate amenity space for either dwelling due to the loss of garden and the unwanted creation of a new street that would have a serious adverse effect on the quality of the Hendra estate. Members also felt that the accommodation would be substandard.

Proposer: Councillor Vella (Chairman)

Councillor Tamblyn left the meeting at 8:00pm, during discussion on the above item, before the vote was taken.

(v) **Lansulien, 1 Redannick Lane** (5)
(PA20/10302)

Refusal recommended as Members felt the garden room should be soundproofed to prevent noise nuisance to the neighbours. Members invite a revised application that also addresses the lack of head room at the top landing and in the proposed lavatory.

Proposer: Councillor Vella (Chairman)

(vi) **35 Highertown** (6)
(PA20/10347)

Approval recommended on condition that the rear dormer is replaced with a rooflight or something else more in keeping with the rest of the design and the property.

Proposer: Councillor Nolan

Seconder: Councillor Pascoe

(vii) **6 Kew Lastanen, Tinney Drive (7)**
(PA20/10350)

Refusal recommended as it was felt the timber fence was out of keeping with the area, and a wall was more appropriate for the setting.

Proposer: Councillor Mrs Swain

Seconder: Councillor Nolan

(viii) **Anneth Lowen, Newquay Road (8)**
(PA20/10518)

Approval recommended subject to the new window panel being omitted and instead the inclusion of a full glazed panel in the full garage opening, to restore symmetry to the elevation.

Proposer: Councillor Vella (Chairman)

(ix) **24 Ferris Town (9)**
(PA20/10619)

Approval recommended subject to the location of the refuse and recycling storage to a more suitable location (and not on the pavement).

Proposer: Councillor Vella (Chairman)

Councillor Mrs Swain wished for her name to be recorded as having abstained from voting on the above recommendation, and Councillor Mrs Carlyon wished for her name to be recorded as having voted against the above recommendation.

(x) **8 Trevithick Close (10)**
(PA20/10846)

Refusal recommended for the proposed raised parking bay as it was felt it was not neighbourly to remove two public parking spaces to make a crossover, and it would also block light from the two properties.

Proposer: Councillor Vella (Chairman)

(xi) **5 Newbridge Way (11)**
(PA20/11077)

Approval recommended for the proposed dormers and porch.

Proposer: Councillor Pascoe

Seconder: Councillor Ellis

Councillors Vella (Chairman) and Mrs Carlyon wished for their names to be recorded as having abstained from voting on the above recommendation.

309 TRURO & KENWYN NEIGHBOURHOOD DEVELOPMENT PLAN (TKNDP)
(i) Landscape Appraisal & (ii) Reconsideration of the Settlement Boundary

The above two items were considered together in one discussion.

The Town Clerk briefly reiterated why it was important that Cornwall Council adopts

the landscape appraisal as a material consideration, to support Policy E6 of the TKNDP. With permission from the Chairman, Councillor Mrs Tudor informed

Members that the Steering Group of the TKNDP had pointed out numerous inaccuracies within the Landscape Appraisal documents and therefore had not agreed to adopt it in its current form. Councillor Mrs Tudor commented she had not seen any revised documents yet.

Members discussed the need for reports from the Steering Group that pointed out the issues with the documents to the Planning Committee, and the importance of Kenwyn Parish Council and Truro City Council working together.

It was therefore proposed by Councillor Biscoe, seconded by Councillor Vella (the Chairman) and

RECOMMENDED to Council that

- (i) it is accepted in principle that Cornwall Council adopts the Landscape Appraisal;
- (ii) the Town Clerk arranges with Mr Rob Lacey for the inaccuracies within the Landscape Appraisal documents to be corrected, and the revised documents circulated to both Truro City Council and Kenwyn Parish Council by the end of February 2021 for consideration by both Councils and subsequently the TKNDP Steering Group;
- (iii) it is agreed in principle to therefore proceed with the revised TKNDP which would include a settlement boundary for the city.

Councillor Mrs Carlyon wished for her name to be recorded as having abstained from voting on the above recommendation.

310 CHAIRMAN'S REPORT

The Chairman had nothing to report.

311 CORRESPONDENCE

(i) Appeal Notice – Land West of Hamilton Close (PA19/11225)

The Chairman reported the above appeal notice and commented he was considering reiterating the Planning Committee's comments on the original application, as well as mentioning the imminent adoption of the Landscape Appraisal.

(ii) 9 & 10 Frances Street (PA20/07344)

The Chairman reported the agent for the above application, the proposals for which had originally been considered and refused by the Committee in November 2020, had submitted revised plans, which had been forwarded to Members prior to this meeting for consideration. A response would be given under delegated powers by the Chairman and Vice-Chairman but if Members had any comments, they were asked to forward them to the Chairman, and copied to the Planning Clerks, as soon as possible.

The meeting closed at 9:30pm

CHAIRMAN

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:	