

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

**APOLOGIES:** An apology of absence was submitted by Councillor Mrs Carlyon

**344 DISCLOSURES OR DECLARATIONS OF INTEREST**

Councillor Mrs Swain declared an interest in two applications on Schedule 1A) PA20/001111 – 19 Tinney Drive and PA20/00663 17 Tinney Drive, on account of being a neighbour. Neither application was discussed during the meeting.

**345 PLANNING MINUTES**

The Minutes of the Planning Committee meeting held 7 January 2021, having been before Council on 25 January 2021, were considered a correct record.

**346 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 Wells, seconded by Councillor Ellis and 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 Pascoe, seconded by Councillor Ellis, and 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) Trevaunance, Comprigney Hill (1)**

(PA20/07446)

Unanimous approval recommended for a ground floor extension and dormer extensions to the roof. Members wished to thank the applicant for listening to their concerns and revising the scheme in line with the Committee's comments.

Proposer: Councillor Wells

Secunder: Councillor Vella

(ii) **Land to the Rear of the Halifax (Pydar Mews), 13-14 Pydar Street (2)**  
(PA20/10671)

Approval recommended for the construction of the zero-carbon office building. Members wished for the applicant to be congratulated on a scheme with carbon-neutrality, in compliance with the declared Climate Emergency.

Proposer: Councillor Vella  
Seconder: Councillor Pascoe

(iii) **Unit 4, Pydar Street (3)**  
(PA20/10732)

Unanimous approval recommended on the condition that the signage is non-illuminated to conform with Conservation Area guidance.

Proposer: Councillor Vella  
Seconder: Councillor Ellis

(iv) **26 Boscawen Street (4)**  
(PA20/11106)

Refusal recommended for the advertisement consent on the ground that the window transfers are wholly inappropriate for the Conservation Area and would change the perception of the streetscape. Members would welcome a revised application, as they had no issue with the standard signage.

Proposer: Councillor Allen  
Seconder: Councillor Biscoe

(v) **63 Fairmantle Street (5)**  
(PA20/11266)

Unanimous refusal recommended for the change of use, in line with the Truro Conservation Area Advisory Committee's comments that state 'Refusal recommended. Members welcome a revised application that meets Nationally Described Space Standards for Dwellings and materials appropriate for a Conservation Area.', noting that though the standards do not come in until April, it is close enough to refer to them in refusals.

Proposer: Councillor Vella  
Seconder: Councillor Tamblyn

(vi) **20 Newbridge Lane (6)**  
(PA20/11277)

Unanimous refusal recommended as Members felt the proposal was out of character with the bungalow and the surrounding area, as well as constituting overdevelopment.

Proposer: Councillor Vella  
Seconder: Councillor Wells

(vii) **39 Highertown (7)**  
(PA21/00308)

Refusal recommended for the extension due to the design being inappropriate for an attached extension to the existing dwelling. Members recommended a revision that shows the extension as a separate building within the plot, connected to the dwelling via a simple link.

Proposer: Councillor Vella  
Seconder: Councillor Tamblyn

(viii) **54 Castle Street (8)**  
(PA21/00372)

Unanimous refusal recommended for the variation of the condition as Members were concerned that there was a possibility only the first phase would be completed which would be unsightly in the setting. In addition, Members felt strongly that the condition was dependant on the proposal in its entirety and therefore it was appropriate it was applied upon commencement of the works.

Proposer: Councillor Biscoe  
Secunder: Councillor Ellis

### 347 **CHAIRMAN'S REPORT**

Councillor Vella (as usual selected Committee Chairman) commented that it was encouraging to see a united front at Cornwall Council's Strategic Planning Committee meeting on the Pydar Street application. The arguments against what was perceived to be unwelcome changes to the Masterplan were clear, and the developers would now have to go back to the drawing board.

### 348 **CORRESPONDENCE**

#### **Town Fund City Centre Infrastructure**

Following an email circulated by the Town Clerk prior to the meeting, with proposals for a variety of seating and cycle parking provisions in Truro City Centre, asking for Members comments to be fed back to the Chairman and Vice-Chairman to respond under delegated powers (due to time constraints of the scheme), the following comments were made:

- Request for more covered seating to allow people to sit during inclement weather.
- Members welcome the emphasis on increased seating, which they felt was currently lacking.
- Stipulation that bins were only moved and not removed entirely, with the comment perhaps more bins should be considered as more seating would create more litter.
- Members wondered if BT had stipulated removal of the phone box due to lack of use? If this was not the case, then its removal may be unwelcomed if the box was still regularly used.
- Members discussed backless benches, with comments that the elderly or those with back issues prefer backs to benches (and some with arm rests), whereas it was also acknowledged that backless benches allowed for some seating both sides and could also prevent homeless sleepers.
- Concern as to whether more seating would attract seagulls (due to increased outside eating) and what could be done to mitigate this.
- Significant concern over the choice of bench design being 'off the shelf.' While Members understood the time constraints, it was discussed that having something that worked for Truro specifically instead of androgenising the City was more important than simply spending the grant because it was there. Members felt repairing and maintaining the seating on Lemon Quay that already existed was more important (specifically Lemon Quay) than installing new benches that were not appropriate.

- Members dislike the cycle rack that ‘looks like a vehicle’ (intended to be installed at Moorfield car park). Members feel it is inappropriate and not at all in keeping with Truro. **1**
- Members did not like the landscaping at the back of Lemon Street Market. They felt it was included ‘just because’ and was an inappropriate place to do this due to the light.
- There were concerns over the benches at the Coinage Hall. Whilst seating would be welcome by those waiting for taxis, there had been many issues getting permission for signage here in the past due to the heritage of the area. Concern was also expressed over potential for anti-social behaviour here if people were congregating.
- Members discussed the route 32 of the National Cycleway that comes through Truro and wondered why there was no cycle parking provision along the route as it entered the City Centre, which was felt to be a significant shortcoming.
- Members commented the planting on lower Lemon Street was deliberately low to allow people in vehicles to have visibility and this needed to be considered.
- There were comments over whether one or two electric charging points for electric bicycles should be included.
- There were comments regarding disabled crossing at Boscawen Street and how important this was, including discussion about welcoming the installation of a smoother surface.
- Overall, Members felt that there was too much emphasis on rushing this through and not enough on what was suitable for Truro. This would have significant impact on the cityscape and significant thought should go into this. There were comments suggesting ‘nothing’ was better than ‘not suitable.’

The meeting closed at 8:20pm

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CHAIRMAN

# Schedule 1A

## PLANNING APPLICATIONS – FOR THE MEETING OF 4 FEBRUARY 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 Thursday 28<sup>th</sup> January 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
<b>(1) PA20/07446 Trevaunance, Comprigney Hill Mr and Mrs Osseiran</b>	Ground floor extension and dormer extensions to the roof	<b>Trehaverne</b>	<b>Janice Taylor:</b> I sent through a re-consultation for this one, you previously objected and wanted a revised scheme and I have been working on getting a better design. I consider that the ground floor extension would have limited impact on the character of the surrounding area (this is because of the high boundary wall). Our main concern was the large dormer extensions to the main roof and their impact on the surrounding area. We have managed to retain the two smaller north facing dormers and to reduce the size of the dormer extension on the south facing roof slope.	Schedule 2
<b>(2) PA20/11382 2 Dudman Road Mr Booker</b>	Proposed single storey front extension, widening of drive, cladding existing gable and associated works	<b>Redannick</b>	<b>Sophie Rogers:</b>	Approval recommended
<b>(3) PA21/00111 19 Tinney Drive Mr Jon Turnham</b>	Works to tree namely to - Remove Cedar Tree (T1) - subject to a Tree Preservation Order(TPO)	<b>Tregolls</b>	<b>Sophie Rogers:</b>	Approval recommended, subject to replacement with a tree of a species more suited to a small garden.

# Schedule 1A

<p><b>(4) PA21/00031</b>  <b>12 Gwendroc Close</b>  <b>Carlos Cuellar-Flores</b></p>	<p>Erection of small extension to front and rear and various alterations internally</p>	<p><b>Redannick</b></p>	<p><b>Sophie Rogers:</b></p>	<p>Approval recommended</p>
<p><b>(5) PA21/00210</b>  <b>1 Kenwyn Gardens</b>  <b>Mr Dave Scott</b></p>	<p>Crown reduction and crown lift of Copper Beech and felling of Conifer</p>	<p><b>Trehaverne</b></p>	<p><b>Sophie Rogers:</b></p>	<p>Approval recommended subject to the requirements of the tree officer (following a site visit), to works to the copper beech being done by a qualified tree surgeon and to replacement of the conifer with a Scots pine</p>
<p><b>(6) PA21/00377</b>  <b>7 Coldrose Court</b>  <b>Mr Roger Hargreaves</b></p>	<p>Remove lower branches of Oak and Ash tree due to excessive shading and closeness to property</p>	<p><b>Redannick</b></p>	<p><b>Sophie Rogers:</b></p>	<p>Recommendation to refuse on the grounds that the proposed works are not shown to be justified</p>
<p><b>(7) PA20/11277</b>  <b>20 Newbridge Lane</b>  <b>Mr Iain Stark</b></p>	<p>Raise height of ridge line, installation of dormer, conversion of roof space</p>	<p><b>Trehaverne</b></p>	<p><b>Sophie Rogers:</b></p>	<p>Schedule 2</p>
<p><b>(8) PA21/00319</b>  <b>Oakridge, 7 Cotsland Road</b>  <b>Mr David Bartleet</b></p>	<p>To remove fallen limb and clean up jagged scar to prevent further damage / disease on an Oak tree subject to a TPO</p>	<p><b>Tregolls</b></p>	<p><b>Sophie Rogers:</b></p>	<p>Approval recommended, subject to CC Tree Officer's agreement to remedial work</p>
<p><b>(9) PA21/00152</b>  <b>4 Lychgate Drive, Kenwyn</b>  <b>Foster</b></p>	<p>Works to trees namely - to reduce the Oak over the conservatory a small reduction of the North side of the tree - subject to a Tree Preservation Order(TPO)</p>	<p><b>Trehaverne</b></p>	<p><b>Janice Taylor:</b></p>	<p>Approval recommended subject to the approval of the tree officer</p>
<p><b>(10) PA21/00308</b>  <b>39 Highertown</b>  <b>Mr R Hudson</b></p>	<p>Extension to form lounge and gym</p>	<p><b>Redannick</b></p>	<p><b>Jacque Byatt:</b></p>	<p>Schedule 2</p>

# Schedule 1A

<b>(11) PA20/00663</b> <b>17 Tinney Drive</b> <b>Stephen Skinner</b>	T1 - Oak tree - reduce the spread of two branches from their current length of c.11m to 7m	<b>Tregolls</b>	<b>Janice Taylor:</b>	Approval recommended, subject to the requirements of the tree officer and to the works being done by a qualified tree surgeon.
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# Schedule 1B

**PLANNING APPLICATIONS – FOR THE MEETING OF 4 FEBRUARY 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 Thursday 28<sup>th</sup> January 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.*

<b>Application Details</b>	<b>Proposal</b>	<b>Ward</b>	<b>Comments from Case Officers</b>	<b>Recommendation from Chairman/ Vice-Chairman &amp; Councillors</b>
<b>(1) PA20/10732 Unit 4, Pydar Street Mr Steve Simmonds, Four Architecture</b>	Advertisement consent for replacement fascia and signage to a branch of Nationwide	<b>Boscawen</b>	<b>Claire Broughton:</b>	Schedule 2
<b>(2)(a) PA20/07982 83 Lemon Street Mr James Prentice</b>	Install 2no awnings to the facade of 83 Lemon Street. To suit awnings installed previously to 82 Lemon Street	<b>Boscawen</b>	<b>Martin Woodley:</b>	Approval recommended
<b>(b) PA20/07983 83 Lemon Street Mr James Prentice</b>	Listed Building Consent for the above	<b>Boscawen</b>	<b>Martin Woodley:</b>	Approval recommended
<b>(3) PA20/11106 26 Boscawen Street Ms Bethany Fielding Co-operative Group Ltd</b>	Advertisement consent for 1x slatted fascia with internally-illuminated logo and non-illuminated welcome text, 1x slatted fascia with internally-illuminated logo, 1x folded aluminium fascia with non-illuminated welcome text, 1x internally illuminated Co-op projector and 2x non-illuminated ancillary signs	<b>Boscawen</b>	<b>Claire Broughton:</b>	Schedule 2

# Schedule 1B

<p><b>(4) PA20/11377</b>  <b>15 Kenwyn Street</b>  <b>Mr Luc De Vooght</b></p>	<p>Listed Building Consent for the proposed re-roofing with new artificial slate roof finish and grey ridge tiles to replace existing asbestos cement roof finish</p>	<p><b>Redannick</b></p>	<p><b>Jacque Byatt:</b></p>	<p>Approval recommended subject to the ridges being grey (as stated on Application Form para. 4), not terracotta (as indicated on Proposed Roof Plan) and to all construction and installation details being agreed with the Conservation Officer</p>
<p><b>(5) PA20/11266</b>  <b>63 Fairmantle Street</b>  <b>Mrs Lesley Lusty,</b>  <b>Chytek Ltd</b></p>	<p>Change of use of ground floor former shop A1 retail to C3 residential</p>	<p><b>Boscawen</b></p>	<p><b>Sophie Rogers:</b></p>	<p>Schedule 2</p>
<p><b>(6) PA20/11373</b>  <b>24-25 Boscawen Street</b>  <b>Devonshire Devonshire</b>  <b>Metro Ltd</b></p>	<p>The conversion of the upper floors to residential apartments Class E Retail Outlet to C3 Dwelling house</p>	<p><b>Boscawen</b></p>	<p><b>Martin Woodley:</b> I am supportive of this scheme which was the subject of a positive pre-application advice request last year. It represents an appropriate re-use of the upper floors to these commercial premises without significant external alterations.</p>	<p>Approval recommended</p>
<p><b>(7) PA20/10671</b>  <b>Land To The Rear Of</b>  <b>The Halifax (Pydar</b>  <b>Mews) 13-14 Pydar</b>  <b>Street</b>  <b>Mr Andy West, Verto</b>  <b>Homes</b></p>	<p>Construction of a zero carbon office building (Use Class B1), with associated parking (15.no spaces) and landscaping</p>	<p><b>Boscawen</b></p>	<p><b>Tim Marsh:</b></p>	<p>Schedule 2</p>
<p><b>(8) PA21/00372</b>  <b>54 Castle Street</b>  <b>Mr D Thompson</b>  <b>Fairview Developments</b>  <b>Limited</b></p>	<p>Phased development of a shop and 2 no. residential flats with variation of condition 2 of decision PA20/07535</p>	<p><b>Boscawen</b></p>	<p><b>Martin Woodley:</b></p>	<p>Schedule 2</p>

# Schedule 2

**PLANNING APPLICATIONS – FOR THE MEETING OF 4 FEBRUARY 2021**  
**SCHEDULE 2 – Applications to be considered at the Meeting.**

Application Details	Proposal	Ward	Comments from Case Officers	Recommendation from Chairman/ Vice-Chairman & Councillors
<b>(1) PA20/07446</b> <b>Trevaunance,</b> <b>Comprigney Hill</b> <b>Mr and Mrs Osseiran</b>	Ground floor extension and dormer extensions to the roof	<b>Trehaverne</b>	<b>Janice Taylor:</b> I sent through a re-consultation for this one, you previously objected and wanted a revised scheme and I have been working on getting a better design. I consider that the ground floor extension would have limited impact on the character of the surrounding area (this is because of the high boundary wall). Our main concern was the large dormer extensions to the main roof and their impact on the surrounding area. We have managed to retain the two smaller north facing dormers and to reduce the size of the dormer extension on the south facing roof slope	
<b>(2) PA20/10671</b> <b>Land To The Rear Of</b> <b>The Halifax (Pydar</b> <b>Mews) 13-14 Pydar</b> <b>Street</b> <b>Mr Andy West, Verto</b> <b>Homes</b>	Construction of a zero carbon office building (Use Class B1), with associated parking (15.no spaces) and landscaping	<b>Boscawen</b>	<b>Tim Marsh:</b>	
<b>(3) PA20/10732</b> <b>Unit 4, Pydar Street</b> <b>Mr Steve Simmonds,</b> <b>Four Architecture</b>	Advertisement consent for replacement fascia and signage to a branch of Nationwide	<b>Boscawen</b>	<b>Claire Broughton:</b>	

# Schedule 2

<p><b>(4) PA20/11106</b>  <b>26 Boscawen Street</b>  <b>Ms Bethany Fielding</b>  <b>Co-operative Group Ltd</b></p>	<p>Advertisement consent for 1x slatted fascia with internally-illuminated logo and non-illuminated welcome text, 1x slatted fascia with internally-illuminated logo, 1x folded aluminium fascia with non-illuminated welcome text, 1x internally illuminated Co-op projector and 2x non-illuminated ancillary signs</p>	<p><b>Boscawen</b></p>	<p><b>Claire Broughton:</b></p>	
<p><b>(5) PA20/11266</b>  <b>63 Fairmantle Street</b>  <b>Mrs Lesley Lusty,</b>  <b>Chytek Ltd</b></p>	<p>Change of use of ground floor former shop A1 retail to C3 residential</p>	<p><b>Boscawen</b></p>	<p><b>Sophie Rogers:</b></p>	
<p><b>(6) PA20/11277</b>  <b>20 Newbridge Lane</b>  <b>Mr Iain Stark</b></p>	<p>Raise height of ridge line, installation of dormer, conversion of roof space</p>	<p><b>Trehaverne</b></p>	<p><b>Sophie Rogers:</b></p>	
<p><b>(7) PA21/00308</b>  <b>39 Highertown</b>  <b>Mr R Hudson</b></p>	<p>Extension to form lounge and gym</p>	<p><b>Redannick</b></p>	<p><b>Jacque Byatt:</b></p>	
<p><b>(8) PA21/00372</b>  <b>54 Castle Street</b>  <b>Mr D Thompson</b>  <b>Fairview Developments Limited</b></p>	<p>Phased development of a shop and 2 no. residential flats with variation of condition 2 of decision PA20/07535</p>	<p><b>Boscawen</b></p>	<p><b>Martin Woodley:</b></p>	