

**MEETING OF THE PLANNING COMMITTEE HELD 4 MARCH 2021
at 7.00 pm via ZOOM VIRTUAL MEETINGS**

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

APOLOGIES: An apology of absence was submitted by Councillors Mainwaring-Evans, Tamblyn and Vella

Also in attendance: Councillor Roden, Damien Richards (Community Development Worker);
Two members of the public;
Councillor David Harris CC and Paul Bareham speaking for Land Adjacent to 31 Albany Road (PA20/10693), and David Shrimpton speaking for 157/159 Bodmin Road (PA21/00801).

405 DISCLOSURES OR DECLARATIONS OF INTEREST

Councillor Webb declared an interest on 157/159 Bodmin Road (PA21/00801) as his parents were a neighbour, and Councillor Wells declared an interest in Land Adjacent to 31 Albany Road (PA20/10693) as he is a Director and Trustee of New Beginnings Community Centre. Neither Councillor participated in the discussion or voted on these respective applications.

406 PLANNING MINUTES

The Minutes of the Planning Committee meeting held 5 February 2021, having been before Council on 22 February 2021, were considered a correct record.

407 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 Webb (Chairman), 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

Councillor Webb (Chairman) spoke briefly about the Truro Conservation Area Advisory Committee (TCAAC) and its scope of influence, commenting that the Committee was set up to advise the Planning Committee on matters within the Conservation Area and on Listed Buildings, which can then be incorporated into the Planning Committee's responses to Cornwall Council. The Committee also submit their own comments to Cornwall Council as a member of the public. Councillor Wells commented he did not feel the TCAAC was a sub-committee of the Planning Committee, but it was important that their comments were formally recognized. It was agreed, therefore, that the recommendations of the TCAAC would be noted within the minutes of the Planning Committee under Schedule B.

The TCAAC last met on Monday 1 March 2021 and made the following recommendations:

(i) PA20/10813 - 7- 8 Boscawen Street: Approval recommended

(ii) PA20/11425 - Lander House, 5 Upper Lemon Villas: Approval recommended. Members commented that a folding door would be more appropriate in a Conservation Area and that the Planning/Conservation Officers should keep a watching brief on the Barrack Lane area.

(iii) PA21/00744 – 35 Lemon Street: Approval recommended.

(iv) PA21/01034 - 2 The Parade, Malpas: Approval recommended.

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) Land Adjacent to 31 Albany Road (1)
(PA20/10693)

Unanimous approval recommended

Proposer: Councillor Biscoe
Seconder: Councillor Mrs Carlyon

Councillor Ellis joined the meeting at 7:14pm during the speakers' section of this application, and therefore participated in the discussion and vote.

As Councillor Wells declared an interest in the above application, he did not take part in the discussion or vote on the above recommendation.

(ii) Lander House, 5 Upper Lemon Villas (2)
(PA20/11425)

Unanimous approval recommended, with a request from Members to either retain the concertina garage doors, or update with a modern version of them, to retain the integrity of the aesthetic of the area, and for a watching brief to be kept on the Barrack Lane entrance.

Proposer: Councillor Biscoe
Seconder: Councillor Mrs Carlyon

(iii) 157 & 159 Bodmin Road (3)
(PA21/00801)

Unanimous approval recommended as Members felt the design set a good benchmark for tight rear garden sites to be developed due to the specifications and the design values, and also subject to there being no sustainable objections from the neighbours.

Proposer: Councillor Biscoe
Seconder: Councillor Mrs Carlyon

As Councillor Webb declared an interest in the above application, he did not take part in the discussion or vote on the above recommendation. Councillor Wells took the Chair for the above item, and Councillor Webb resumed his position in the Chair following the vote.

(iv) **1A Woodland Heights, Squirrels Leap, Tremorvah Crescent (4)**
(PA21/00866)

Unanimous refusal recommended due to insufficient justification for the proposed works. As the application was complex and incomplete, and there was an ongoing enforcement case investigating claims the ground floor of the annexe was not being used as a garage, the outcome of which could change this current application, Members felt they were unable to make any other decision than the above.

Proposer: Councillor Wells
Seconded: Councillor Biscoe

408 CHAIRMAN'S REPORT

Councillor Webb (Chairman) had nothing to report other than that raised under correspondence below.

409 CORRESPONDENCE

(i) **Letter from a Member of the Public regarding Pydar Street proposals**
(PA20/00963)

A letter was received and circulated to Members prior to this meeting from a member of the public who was interested in retiring to Truro and had put forward observations regarding the above proposal. The letter had also been sent to Cornwall Council.

(ii) **Organisational Review of the City Council**

Following a motion at Council (Min 399, page 201, 01.03.2021), Councillor Webb (Chairman) informed Members there would be an item on the next agenda of the Planning Committee asking for comments from Members about what has gone well and what could be changed as part of permanent working practices due to the changes in the Committee that have taken place over the last four years, with an emphasis on lockdown working. Councillor Wells added that as staff opinions had been included in the original resolution, it would be useful for the Committee Clerks to write a brief report to be circulated to the Committee, to be considered within the Committee's final recommendations to Council.

(iii) **Climate Emergency DPD Consultation**

Councillor Webb (Chairman) reminded Members they had been forwarded an email regarding the Climate Emergency DPD Consultation and he encouraged Members to sign up for one of the webinar dates to get a better idea of the consultation. Comments would then be considered at the next meeting of the Planning Committee, after which a formal response could be submitted to the consultation.

The meeting closed at 8:10pm

CHAIRMAN

Schedule 1A

PLANNING APPLICATIONS – FOR THE MEETING OF 4 MARCH 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 25th February 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) PA21/00849 Bodinnick, Kenwyn Church Road Mr Alex Atkins AA Tree & Garden Services	T1 Lime - crown raise lime by 3 metres, T2 Oak 1 - Reduce 2 x branches back to main stem and T3 Oak 2 - Reduce 2 x branches back to main stem. Removing small branches to improve view from garden	Trehaverne	Janice Taylor:	Approval recommended subject to the agreement of the Tree Officer.
(2) PA21/00769 11 Treyew Road Mr and Mrs N Vinson	Conversion of former Lloyds bank (Class A2 & B1) to residential use plus extensions, construction of garage and formation of garden amenity area	Redannick	Sophie Rogers: The site has planning permission for ten two bed apartments approved under application PA19/10060 on the 25th March 2020. Therefore the loss of the commercial premises is accepted. Any comments should relate to the way in which the building is being altered and extended, rather than the use.	Approval recommended.
(3) PA21/00809 Land to the rear of 126 Moresk Road Mr J Chapman	Proposed erection of a detached garage	Boscawen	Janice Taylor:	Approval recommended, subject to the building not being used as residential accommodation

Schedule 1A

<p>(4) PA21/00726 Highway Verge North East Of The Boundary Fence Of 6 Manor Gardens Mr Kevin Bryant CC Economic Growth and Development</p>	<p>T1 - Lime - lapsed pollard. Reduce crown and lift lower branches</p>	<p>Boscawen</p>	<p>Jacque Byatt:</p>	<p>Approval recommended subject to the agreement of the Tree Officer.</p>
<p>(5) PA21/00866 1A Woodland Heights, Squirrels Leap, Tremorvah Crescent Mr R Dolman</p>	<p>Retention and completion of works for existing dwelling squirrels leap (retention of parking area for Japonica)</p>	<p>Boscawen</p>	<p>Sophie Rogers:</p>	<p>Schedule 2</p>
<p>(6) PA21/00801 157 and 159 Bodmin Road Mr and Mrs David Shrimpton</p>	<p>Full planning for the construction of two, two bed bungalow style houses</p>	<p>Boscawen</p>	<p>Tim Marsh:</p>	<p>Schedule 2</p>
<p>(7) PA20/10693 Land Adjacent to 31 Albany Road Mr Roger Gazzard</p>	<p>Demolish redundant children's centre and construct a single storey community centre with car park for 35 vehicles, create outdoor communal space and allotment area</p>	<p>Trehaverne</p>	<p>Sophie Rogers:</p>	<p>Schedule 2</p>
<p>(8) PA21/00491 The Mowhay, Coosebean Lane Mr M Nicholls</p>	<p>Change of use of agricultural land and conversion and extension of an agricultural store building for accommodation providing residential care facilities in C2 use</p>	<p>Trehaverne</p>	<p>Sophie Rogers:</p>	<p>Approval recommended</p>
<p>(9) PA21/00825 31 Trelander North Mr Jonathan Hurst</p>	<p>Proposed dropped kerb and replacement of grass verge with hard surface</p>	<p>Tregolls</p>	<p>Sophie Rogers</p>	<p>Refusal recommended due to the dangerous situation created for pedestrians, the loss of highway verge, and unacceptable loss of public pavement.</p>

Schedule 1B

PLANNING APPLICATIONS – FOR THE MEETING OF 4 MARCH 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 25th February 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) PA20/11425 Lander House, 5 Upper Lemon Villas Mr L Annear	Listed building consent for proposed amendment to PA20/02533 for alterations to existing outbuilding	Redannick	Camellia Bullingham:	Schedule 2
(2) PA20/10813 7-8 Boscawen Street Mr Kevin Cunning Lloyds Banking Group c/o C&S Group Ltd	Listed building consent works to First Floor: Removal of internal partition walls. Creation of new partition walls to changed layout. Second Floor: Redecoration works, repositioning of floor and wall power sockets as required	Boscawen	Martin Woodley:	Approval recommended subject to the requirements of the Conservation Officer.
(3) PA21/00744 35 Lemon Street Mrs Connie White, A1 Complete Builders Limited	Listed building consent for removal of old plaster lath from the rear first floor external elevation, replace the lath with wood wool heritage board and fix to existing wood studwork, apply NHL lime base coat with a plastic layer bedded into first coat, apply second coat NHL lime, apply third coat CLS 35 lime mix to finish	Boscawen	Claire Broughton:	Approval recommended subject to the requirements of the Conservation Officer.

Schedule 1B

(4) PA21/01034 2 The Parade, Malpas Dr Ellen Wilkinson	Listed building consent for repair and refurbishment of 11 sash windows and 2 casement windows and for replacement of damaged rear gate with identical design	Tregolls	Camellia Bullingham:	Approval recommended subject to the requirements of the Conservation Officer.
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Schedule 2

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

Application Details	Proposal	Ward	Comments from Case Officers	Recommendation from Chairman/ Vice-Chairman & Councillors
(1) PA20/10693 Land Adjacent to 31 Albany Road Mr Roger Gazzard	Demolish redundant children's centre and construct a single storey community centre with car park for 35 vehicles, create outdoor communal space and allotment area	Trehaverne	Sophie Rogers:	
(2) PA20/11425 Lander House, 5 Upper Lemon Villas Mr L Annear	Listed building consent for proposed amendment to PA20/02533 for alterations to existing outbuilding	Redannick	Camellia Bullingham:	
(3) PA21/00801 157 and 159 Bodmin Road Mr and Mrs David Shrimpton	Full planning for the construction of two, two bed bungalow style houses	Boscawen	Tim Marsh:	
(4) PA21/00866 1A Woodland Heights, Squirrels Leap, Tremorvah Crescent Mr R Dolman	Retention and completion of works for existing dwelling squirrels leap (retention of parking area for Japonica)	Boscawen	Sophie Rogers:	