

**MEETING OF THE PLANNING COMMITTEE HELD 8 APRIL 2021
at 7.00 pm via ZOOM VIRTUAL MEETINGS**

PRESENT: Councillors Allen, Biscoe, Mrs Carlyon, Ellis, Mainwaring-Evans, Nolan, Pascoe, Mrs Swain, Tamblin, Vella (Chairman), Webb and Wells

APOLOGIES: There were no apologies of absence to report.

Also in attendance: Councillor Roden
Ben Wood and Warwick Royden for The Office Nightclub (PA21/02193 & PA21/02194), Richard Walker for 68 Daniell Road (PA21/00842 & PA21/00843), and Simon Jones for Land at Junction of Trevithick Road and Tremorvah Crescent (PA21/01817);
A member of the public.

405 DISCLOSURES OR DECLARATIONS OF INTEREST

Councillor Wells declared an interest in Correspondence, Malabar Community Centre (Minute, page) due to being a trustee and director of the Centre.

406 PLANNING MINUTES

The Minutes of the Planning Committee meeting held 4 March 2021, having been before Council on 29 March 2021, were noted as 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 Vella (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

The TCAAC last met on Tuesday 6 April 2021 and made the following recommendations:

(i) PA21/00842 & PA21/00843 – Barclays Bank, 14-15 King Street
Approval recommended. Members expressed concern regarding the provision of the Unisex WC and commented that they are not to everyone's liking.

(ii) PA21/01593 – St Mary's Lodge, Kenwyn Road
Approval recommended subject to the comments of the Tree Officer.

(iii) PA21/01967 -- 18 The Parade, Malpas Road
Approval recommended, subject to a planning condition stipulating that the ornate window surrounds are retained. Members felt that the application works proposed were commendable.

(iv) PA21/02007 & PA21/02008 – 10 Strangways Terrace
Refusal recommended. Whilst members welcomed the change of use, they felt the current design showed overdevelopment and that a single dwelling house would be preferred.

(v) PA21/02019 – 21 New Bridge Street
Approval recommended subject to both signs being painted timber with painted sign written lettering to comply with Conservation Area Policy.

(vi) PA21/02081 – 3 Stratton Terrace

Approval recommended subject to the agent extending the rear elevation to show buildings either side to show the application site in context and allow fair assessment of the relationship of the proposed dormer element to the existing adjacent.

(vii) PA21/02193 & PA21/02194 – The Office Nightclub, River Walk

Refusal recommended. Members welcomed a new lease of life for the building but felt that residential accommodation was not appropriate for this significant building and that an alternative usage should be considered. The particular form and nature of this Silvanus Trevail building (and the only public bath-house that he is known to have designed), both historically and architecturally, warrants greater consideration. The proposal to create first floor apartments with no windows or views out, other than via roof windows and lantern light was deemed as unacceptable.

(viii) PA21/02814 – Victoria Gardens, Edward Street

Approval recommended subject to the comments of the Tree Officer.

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, 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) **Barclays Bank (1&2)**

(PA21/00842 & PA20/00843)

Approval recommended.

Proposer: Councillor Vella (Chairman)

Councillor Mrs Carlyon wished for her name to be recorded as having voted against the above recommendation.

(ii) **Land at Gas Hill, Newham (3)**

(PA21/01237)

Approval recommended for the tree works as Members support the comments from the Tree Officer. However, Members commented that they would normally expect more information from an applicant, including evidence of the Ash die-back.

Proposer: Councillor Vella (Chairman)

Councillor Biscoe (Mayor) jointed the meeting at 7.22pm.

Councillor Webb (Deputy Mayor Elect) took the Chair at the close of this item due to technical issues.

(iii) **68 Daniell Road (4)**

(PA21/00842 & PA20/00843)

Approval recommended with the condition the applicant reconsiders the egress onto Treyew Road/Green Lane and includes a turning point on-site.

Proposer: Councillor Allen (Mayor Elect)
Seconder: Councillor Ellis

Councillor Webb (Deputy Mayor Elect) was in the Chair for the discussion and vote of the above recommendation. Councillor Vella resumed his position as Chairman following the close of this item.

The applicant left the meeting following the decision.

(iv) The Office Nightclub, River Walk (5&6)

This application was transferred from Schedule 1B for discussion, as agreed by Members.

(PA21/02193 & PA20/02194)

Deferment of the application recommended for Cornwall Council to fully investigate the historical value of the building and to evaluate the quality of the living space on the first floor, considering the Truro Conservation Area Advisory Committee's comments.

Proposer: Councillor Vella
Seconder: Councillor Webb (Chairman)

Councillor Biscoe (Mayor) wished for his name to be recorded as having voted against the above recommendation.

During the discussion of the above item, Councillor Webb resumed Chairmanship again because of technical issues.

The agent and applicant left the meeting following the decision.

Councillor Tamblyn left the meeting at 7.55pm.

(v) 22 Tregolls Road (7)

(PA21/01488)

Approval recommended for the installation of the window. Members considered that, to better suit the style of the building, the window may look better placed in the middle to balance the aesthetic.

Proposer: Councillor Ellis
Seconder: Councillor Pascoe

(vi) Land at Junction of Trevithick Road and Tremorvah Crescent (8)

(PA21/01817)

Unanimous approval in principle, with the suggestion the Case Officer works with the client regarding the design and materials as Members feel a simpler palette would be preferable, and then to consult with the Chairman and Vice-Chairman, under delegated powers given by this Committee.

Proposer: Councillor Vella
Seconder: Councillor Webb (Chairman)

The applicant left the meeting following the decision.

(vii) 10 Strangways Terrace (9)

(PA21/02007 & PA20/02008)

Unanimous refusal recommended for the conversion due to concerns about the layout, accessibility, parking, and bin storage. Members invite a new application for one unit.

Proposer: Councillor Vella
Seconder: Councillor Webb

(ix) 2 Eliot Road (10)
(PA21/02064)

Unanimous refusal recommended for the outline permission due to the unacceptable loss of garden amenity and the change to the general scape of the area. Members consider the site to be an exceptional example of an enclosed garden with no outbuildings. Members agreed for Councillor Vella (as Committee Chairman) to send a letter to Mr Mason and the Case Officer, outlining why it was important to preserve the quality and appearance of the Hendra estate, which has many of the characteristics of the residential parts of the Garden Cities which follow the principles set developed by Ebenezer Howard.

Proposer: Councillor Pascoe
Seconder: Councillor Mrs Carlyon

(x) Victoria Gardens (11)
(PA21/02814)

Approval recommended for the felling of the Walnut tree, on the condition another Walnut is planted elsewhere, either in the same gardens or on another area of land owned by the City Council.

Councillor Vella resumed the position of Chair following this item.

408 CORNWALL COUNCIL

(i) New BT Consultation Review

Members considered the consultation review, the closing date of which was 28 May 2021. The Chairman asked Members to submit comments to the Planning Clerks as soon as possible for collation.

(ii) European Sites Mitigation Supplementary Planning Document (SPD) Adoption Draft.

The Chairman asked Members to consider the document and then to submit any comments to the Planning Clerks as soon as possible. The deadline was Friday 23 April 2021.

(iii) Proposed New Bus Shelter, Treyew Road

Members considered the submitted new bus shelter proposal and did not have any objections.

(iv) Quiet Lane

Members discussed their concern over the parish councils not being consulted about the Quiet Lanes between Shortlanesend and Truro, and acknowledged the updated letter from Cornwall Council that the trials would be delayed allowing for proper consultation. With permission, Councillor Roden briefly spoke about a variety of traffic measures that various parties wished to put into place, expressing concern that these had not been included in the Quiet Lane proposals. These includes issues surrounding Comprigney Hill and Kenwyn Playing Field, New Mills Lane, Coosebean and Treliske Lane.

Councillor Wells took the Chair during the above item, due to technical issues.

409 MUNICIPAL OFFICES

Councillor Vella spoke about how he and Councillor Webb as Vice-Chairman discussed the issues relating to the Town Clerk's office and the Town Clerk's comments, expressing how important they felt it was for the Town Clerk to have an office at the Municipal Buildings that allowed for confidentiality. The suggestion was made that the Town Clerk could use the Committee Room until a suitable office could be created.

It was proposed by Councillor Mrs Carlyon, seconded by Councillor Vella and

RESOLVED that the issue regarding the Town Clerk's office would be referred to the Finance & General Purposes Committee for discussion.

410 ORGANISATIONAL REVIEW

In addition to the report requested from the Planning Clerks, Members raised some points relating to the workings of the Planning Committee during the last four years, with emphasis on the pandemic. Members felt that should I.T be used more extensively, then it was important that it was suitable and accessible for all Councillors. Members commented they felt the clerks working from home when they were able was efficient and Councillor Vella commented that as Committee Chairman, he had found that home working had allowed for a better support for the Chairman and Vice-Chairman, and a more flexible response from the Clerks.

Councillor Wells confirmed reports would go to each of the Committees in turn and be collated and integrated into the Council's business plan.

Councillor Pascoe commented that working conditions and the need for flexibility during the pandemic had been difficult and the Planning Clerks had been doing a fantastic job of meeting the demands of the job, asking that this be recorded in the minutes and formally recognised by the Committee.

It was therefore proposed by Councillor Pascoe, seconded by Councillor Vella and

RESOLVED that the report from the Planning Clerks be supported by the Committee and fed into the business plan of the City Council.

411 CHAIRMAN'S REPORT

Development Boundary Work

Councillor Vella informed Members that recent meetings of the Truro and Kenwyn Neighbourhood Development Plan Steering Group had been productive. The Landscape Assessment work had been revised and would be presented to the next meeting of the group for confirmation then incorporation into the Plan. He hoped that work to define a boundary for Truro and Threemilestone would now be able to move forward and also be integrated into the Truro and Kenwyn Neighbourhood Development Plan.

412 CORRESPONDENCE

(i) **Malabar Community Centre** proposals

Correspondence was received from Cornwall Council noting a request for the Community Centre to be named as a listed building.

The Committee noted the report.

Councillor Vella resumed Chairmanship following the above item.

(ii) **St Clement Day Centre**

Members considered the design for signage submitted for an informal view. Members felt the design was suitable but questioned if the materials were compliant with the Conservation Area, though noting they were suitable for the style of building. Members would email the Town Clerk directly with any other comments.

413 END OF CHAIRMANSHIP

Councillor Vella commented this was the last meeting of his Chairmanship of the Planning Committee as he had been the Chairman for the last three years. Councillor Webb would also not be able to stand for Chairmanship if he was re-elected as he

was now Deputy Mayor Elect. Councillor Vella thanked the Committee for all of their hard work and dedication, acknowledging planning was not the easiest work of the Council to carry out.

The Committee asked for it to be placed on record their thanks and appreciation for Councillor Vella's Chairmanship over the last three years.

The meeting closed at 9:28pm

CHAIRMAN

Schedule 1A

PLANNING APPLICATIONS – FOR THE MEETING OF 8 APRIL 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 1st April 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) PA20/11179 Truro Learning Academy, Albany Road Mr Alastair Sneddon Aspire Academy Trust	To construct on an underused corner of the playing fields a 210m by 1.5m cycle track. Within this will be a smaller 70m pump track. These will be made up of twists and gradients to provide a stimulating sports facility for use by the school and community groups. The surface finish will be hardcore.	Trehaverne	Claire Broughton:	Approval recommended
(2) PA21/01468 68 Daniell Road Mr Thomas Walker	Demolition of existing bungalow and construction of two residential dwellings	Redannick	James Moseley: My early thoughts are that in principle the scheme could be supported. The site is large enough to accommodate two properties, and there it would not be unreasonable to have properties facing both north and south on the site given adjacent units in the area. Possible impacts in relation to overlooking/residential amenities I shall need to consider further, but there is nothing undoubtedly unacceptable looking at the plans at present.	Schedule 2
(3) PA21/01333 15 Comprigney Close, Kenwyn Mr and Mrs Kevin Harding	Full application for the proposed demolition of conservatory and erection of single storey rear extension	Trehaverne	Sophie Rogers:	Approval recommended

Schedule 1A

(4) PA21/01237 Land at Gas Hill, Newham Mr Kevin Bryant	Works to 4no ash trees subject to a TPO	Redannick	Claire Broughton:	Schedule 2
(5) PA21/01424 5 Melin Drive Mr and Mrs Roberts	Proposed change of use of small area of ancillary land adjacent to 5 Melin Drive from agricultural land to C3 residential, along with relocation of previously approved double garage (as per PA20/10389) and associated works	Trehaverne	Sophie Rogers:	Approval recommended
(6) PA21/01488 22 Tregolls Road Miss Caroline Bubb	Install clear glazed sash window to windowless first floor room in side facing wall	Tregolls	Sophie Rogers:	Schedule 2
(7) PA21/01817 Land At Junction Of Trevithick Road and Tremorvah Crescent Mr Simon Jones, Treverran Homes Ltd	Reserved matters of appearance, landscaping, layout and scale following outline consent PA19/03254 dated 13.11.2019 for one residential dwelling	Boscawen	Martin Woodley:	Schedule 2
(8) PA21/01396 4 Arundell Place Mrs V Goddard	Works to a tree subject to a TPO: T16 Monterey Pine - removal of small low branch rubbing against larger branch, trimming and dead wooding	Redannick	Jacque Byatt:	Refusal recommended as there is insufficient information and no report from a qualified person.
(9) PA21/02140 2 Kenwyn Gardens Faupel	Works to tree namely - (T1)Cupressus Leylandii - Reduce overhanging spread by crown raising lower canopy to include removal of 1 stem - subject to a Tree Preservation Order(TPO)	Trehaverne	Janice Taylor:	Approval recommended if considered to be good tree management by the tree officer and with the consent of the Epiphany Trust (owner of the tree).
(10) PA21/02064 2 Eliot Road Mr T Tall	Outline planning permission with all matters reserved for subdivision of garden to form a building plot	Trehaverne	Jeremy Content:	Schedule 2

Schedule 1A

<p>(11) PA21/02556 8 Penair View Mr Alex Atkins, AA Tree and Garden Services</p>	<p>Sweet Chestnut (T1) - Dead wooding and crown reducing by 3m</p>	<p>Tregolls</p>	<p>Janice Taylor:</p>	<p>Refusal recommended on the grounds that there is no reason, or report to justify the works, accompanied with the application, nor is the owner of the tree identified on the form.</p>
<p>(12) PA21/02434 83 Penwethers Crescent Mr Jordan Miles, TR Trees</p>	<p>Works to trees namely - 1 - Turkey Oak, remove lateral limb - 2 - Willow, remove down to ground level - subject to a Tree Preservation Order(TPO) We would like to plant two Hazel trees back on the border behind the fence line to replace the Willow. This tree can be easily managed by the homeowner</p>	<p>Trehaverne</p>	<p>Claire Broughton:</p>	<p>Refusal recommended on the grounds of a lack of justification and insufficient information.</p>

Schedule 1B

PLANNING APPLICATIONS – FOR THE MEETING OF 8 APRIL 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 1st April 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)(a) PA21/00842 Barclays Bank, 14-15 King Street Barclays Bank PLC	Installation of new internal A/C system to second floor office area. Installation of new ventilation cowling into existing roof skylight. Removal of existing partition and installation of new partition and general redecoration.	Boscawen	Claire Broughton:	Schedule 2
(b) PA21/00843 Barclays Bank, 14-15 King Street Barclays Bank PLC	Listed Building Consent for the above	Boscawen	Claire Broughton:	Schedule 2
(2) PA21/01967 18 The Parade, Malpas Road Mr Oliver Pool	Listed building consent for the removal of external render and replace with a three coat lime render	Tregolls	Camellia Bullingham:	Approval recommended subject to a detailed method statement for removal of cementitious render and application of lime/sand render and suitable lime wash, to be agreed by the Conservation Officer.

Schedule 1B

<p>(3) PA21/02019 21 New Bridge Street Mr Joe Taylor</p>	<p>Advertising consent for 1 x fascia sign and 1 x hanging sign. White letters on a teal background</p>	<p>Boscawen</p>	<p>Sophie Rogers:</p>	<p>Approval recommended subject to both signs being painted timber with painted sign written lettering and a traditional braced bracket.</p>
<p>(4)(a) PA21/02007 10 Strangways Terrace Messrs Dan Anson Hart And Mr James Baker</p> <p>(b) PA21/02008 10 Strangways Terrace Messrs Dan Anson Hart and Mr James Baker</p>	<p>Listed building consent for conversion of commercial property to 2 residential units (2 flats)</p> <p>Listed Building Consent for the above</p>	<p>Redannick</p> <p>Redannick</p>	<p>Claire Broughton:</p> <p>Claire Broughton:</p>	<p>Schedule 2</p> <p>Schedule 2</p>
<p>(5) PA21/02814 Victoria Gardens, Edward Street Truro City Council</p>	<p>Fell one walnut tree in a conservation area</p>	<p>Boscawen</p>	<p>Niamh Ashworth:</p>	<p>Schedule 2</p>
<p>(6) PA21/02081 3 Stratton Terrace Louise Start-Walter</p>	<p>Installation of a rear dormer window and two roof-lights</p>	<p>Redannick</p>	<p>Niamh Ashworth:</p>	<p>Approval recommended subject to the requirements of the Conservation Officer and comments of TCAAC</p>

Schedule 1B

<p>(7)(a) PA21/02193 The Office Nightclub, River Walk Mr Warwick Royden</p>	<p>Residential conversion of the nightclub into 5 no. flats and associated development</p>	<p>Boscawen</p>	<p>James Moseley:</p>	<p>Approval recommended subject to the requirements of the Conservation Officer and comments of TCAAC</p>
<p>(b) PA21/01294 The Office Nightclub, River Walk Mr Warwick Royden</p>	<p>Listed Building Consent for the above</p>	<p>Boscawen</p>	<p>James Moseley:</p>	<p>Approval recommended subject to the requirements of the Conservation Officer and comments of TCAAC</p>
<p>(8) PA21/01593 St Marys Lodge Mr Graham Bailey</p>	<p>Works to a tree subject to a TPO - to pollard T1 Holm Oak tree back to old points</p>	<p>Trehaverne</p>	<p>Camellia Bullingham:</p>	<p>Approval recommended subject to compliance with BS standards</p>

Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 8 APRIL 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)(a) PA21/00842 Barclays Bank, 14-15 King Street Barclays Bank PLC</p> <p>(b) PA21/00843 Barclays Bank, 14-15 King Street Barclays Bank PLC</p>	<p>Installation of new internal A/C system to second floor office area. Installation of new ventilation cowl into existing roof skylight. Removal of existing partition and installation of new partition and general redecoration.</p> <p>Listed Building Consent for the above</p>	<p>Boscawen</p> <p>Boscawen</p>	<p>Claire Broughton:</p> <p>Claire Broughton:</p>	
<p>(2) PA21/01237 Land at Gas Hill, Newham Mr Kevin Bryant</p>	<p>Works to 4no ash trees subject to a TPO</p>	<p>Redannick</p>	<p>Claire Broughton:</p>	
<p>(3) PA21/01468 68 Daniell Road Mr Thomas Walker</p>	<p>Demolition of existing bungalow and construction of two residential dwellings</p>	<p>Redannick</p>	<p>James Moseley: My early thoughts are that in principle the scheme could be supported. The site is large enough to accommodate two properties, and there it would not be unreasonable to have properties facing both north and south on the site given adjacent units in the area. Possible impacts in relation to overlooking/residential amenities I shall need to consider further, but there is nothing undoubtedly unacceptable looking at the plans at present.</p>	

Schedule 2

(4) PA21/01488 22 Tregolls Road Miss Caroline Bubb	Install clear glazed sash window to windowless first floor room in side facing wall	Tregolls	Sophie Rogers:	
(5) PA21/01817 Land At Junction Of Trevithick Road and Tremorvah Crescent Mr Simon Jones, Treverran Homes Ltd	Reserved matters of appearance, landscaping, layout and scale following outline consent PA19/03254 dated 13.11.2019 for one residential dwelling	Boscawen	Martin Woodley:	
(6)(a) PA21/02007 10 Strangways Terrace Messrs Dan Anson Hart And Mr James Baker	Listed building consent for conversion of commercial property to 2 residential units (2 flats)	Redannick	Claire Broughton:	
(b) PA21/02008 10 Strangways Terrace Messrs Dan Anson Hart and Mr James Baker	Listed Building Consent for the above	Redannick	Claire Broughton:	
(7) PA21/02064 2 Eliot Road Mr T Tall	Outline planning permission with all matters reserved for subdivision of garden to form a building plot	Trehaverne	Jeremy Content:	
(8) PA21/02814 Victoria Gardens, Edward Street Truro City Council	Fell one walnut tree in a conservation area	Boscawen	Niamh Ashworth:	