

**MEETING OF THE PLANNING COMMITTEE HELD 17 JUNE 2021  
at 7.00 pm**

**PRESENT:** Councillors Ambler, La Borde, Nolan, Mrs Nolan, Pascoe  
(Chairman), Mrs Swain, Webb and Wells

**APOLOGIES:** Apologies for absence were received from Councillors Mrs Carlyon, Mrs Stokes and Tamblyn

Also in attendance:

Councillor Wilkins;

Mr John Marshall for The Old Printing Works, The Leats (PA21/05086) and Mr Abe Simpson for Land on the North Side of Beechwood Parc (PA20/08658).

**47 DISCLOSURES OR DECLARATIONS OF INTEREST**

There were no disclosures or declarations of interest to report.

**48 PLANNING MINUTES**

The Minutes of the Planning Committee meeting held 20 May 2021 were considered by the Committee. It was proposed by Councillor Pascoe (Chairman)

**RECOMMENDED** that the minutes of the Planning Committee held 20 May 2021 were considered a correct record.

**49 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 Pascoe (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 15 June 2021 and made the following recommendations:

(i) PA21/04100– 19 & 19A Pydar Street

(ii) PA21/04267– 95 Pydar Street

(iii) PA21/05086 – The Old Printing Works, The Leats

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 (Chairman), 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) The Old Printing Works, The Leats (1)**

(PA21/05086)

Unanimous approval recommended subject to the hours of opening being restricted to 10pm.

Proposer: Councillor Pascoe (Chairman)

**(ii) Land on the North Side of Beechwood Parc (2)**

(PA20/08658)

Approval recommended for the erection of six detached residential dwellings, with a request for consideration to be given to several requests made by the Beechwood Parc Residents Association (not necessarily endorsed by the Planning Committee), as follows:

1. That no development takes place until a new wildlife survey is submitted to Cornwall Council;
2. That each property to have off-road turning space;
3. That no contractor vehicles to be parked on streets anywhere in the development;
4. That no deliveries of materials should take place on the road;
5. The hours of construction work to be limited, so no work takes place between 7pm and 8am, after 12 on Saturdays, and not at all on Sundays;
6. The road should be kept open at all times;
7. There should be no radios or music on during construction.

Proposer: Councillor Ambler

Seconder: Councillor Webb (Mayor)

Councillor Mrs Swain asked for her name to be recorded as having voted against the above recommendation, and Councillor Nolan asked for his name to be recording as having abstained from voting on the above recommendation.

Councillor Wilkins, Mr Marshall and Mr Simpson left the meeting after the vote (7.43p.m)

**(iii) 41 Tregolls Road (3)**

(PA21/03626)

Approval recommended for the works to the trees subject to suitable replacement trees (should it be deemed appropriate) and with the agreement of the Tree Officer.

Proposer: Councillor Webb (Mayor)

Seconder: Councillor Mrs Swain

**(iv) 19-19A Pydar Street (4)**

(PA21/04100)

Approval recommended for Listed Building Consent.

Proposer: Councillor Nolan

Seconder: Councillor Mrs Nolan

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

**(v) 1 Penwerris Road (5)**

(PA21/04114)

Approval recommended for the extensions subject to there being no sustainable objections from the neighbours.

Proposer: Councillor Wells  
Seconder: Councillor Ambler

(vi) **95 Pydar Street (6)**  
(PA21/04267)

Unanimous approval for the Listed Building Consent subject to removal of the A-frame, as per the comments of the Truro Conservation Area Advisory Committee (TCAAC) and that the sign should be hand painted timber in the Conservation Area.

Proposer: Councillor Mrs Swain  
Seconder: Councillor Wells

(vii) **6 The Spires (7)**  
(PA21/04315)

Unanimous approval for the crown reduction subject to the Tree Officer's agreement.

Proposer: Councillor Ambler  
Seconder: Councillor Mrs Swain

(viii) **Rosemellyn, New Mills Lane (8)**  
(PA21/04521)

Unanimous approval for the renovation works subject to the Tree Officer's satisfaction that the trees on site are adequately protected as no protection plan was included in the plans.

Proposer: Councillor Mrs Swain  
Seconder: Councillor Ambler

(ix) **Brewery, Newham Road (9)**  
(PA21/04605)

Unanimous approval recommended for the external works.

Proposer: Councillor Nolan  
Seconder: Councillor Webb (Mayor)

(x) **Bosvigo House, Bosvigo Lane (10)**  
(PA21/04818)

Approval recommended for the works to the Beech tree only, as there appeared to be no information or photographs relating to a Sycamore tree. Members wondered if there had been an error in the description of the application.

Proposer: Councillor Mrs Swain  
Seconder: Councillor Webb (Mayor)

(xi) **193 Bodmin Road (11)**  
(PA21/04827)

Unanimous approval for the construction of side single storey flat roof extension subject to there not being a substantial loss of light to the neighbour.

Proposer: Councillor Wells  
Seconder: Councillor Mrs Swain

(xii) **35 Chirgwin Road (12)**  
(PA21/05458)

Refusal recommended for the works to the Sycamore tree due to lack of justification; Members felt the tree appeared healthy.

Proposer: Councillor Pascoe (Chairman)

**50 CORNWALL COUNCIL**

**Premises Licensing Applications**

**(i) Lidl (part of the site of TCFC), Treyew Road**

Members considered the above licensing application for the provision of alcohol being sold for consumption off the premises, seven days a week between 0700 and 2300 hours. There were no objections.

**(ii) Skinners Brewery Visitors Centre, Newham Road**

Members considered the application for variation of the existing licence to add outside seating area, and an outside bar to their plan, and to supply alcohol for sale for consumption both on and off premises seven days a week between 1100 and 2230 hours (hours relating to the outside bar and seating area only, with the hours of opening being the same). There were no objections.

**51 STREET TRADING**

**'Uptown 21', Pydar Street Pitch**

Members considered a variation application for street trading at a pitch on Pydar Street, as per an email circulated prior to the Committee. The variation was a request to change from a gazebo to an American-style airstream, to trade up until 31 December 2021 Mondays to Sundays until October, then Saturdays and Sundays in November and December, between 9000 and 1700 hours. The closing date for comments is 23 June 2021.

The Committee discussed the request, and it was proposed by Councillor Pascoe (Chairman) and

**RESOLVED** that the Planning Clerk replies to the Street Trading request with the Committee's comments that the pitches were set at a particular size and the application did not fit within this. The Committee did not wish to see vehicles parked in the Pydar Street trading pitches.

**52 TRURO CONSERVATION AREA ADVISORY COMMITTEE**

The Chairman informed Members that two new Members needed to be selected onto the Truro Conservation Area Advisory Committee (TCAAC), a sub-committee for the Planning Committee. The previous Members were the Chairman (previous Councillor, Maurice Vella), Deputy Chairman (Councillor Webb), and Councillor Mrs Carlyon.

Following discussion, it was proposed by Councillor Wells, seconded by Councillor Webb (Mayor) and unanimously

**RESOLVED** that Councillor Mrs Carlyon, and the Chairman (Councillor Pascoe) and Vice-Chairman (Councillor Mrs Swain) would represent Truro City Council on the Truro Conservation Area Advisory Committee

**53 CHAIRMAN'S REPORT**

There was nothing for the Chairman to report.

**54 CORRESPONDENCE**

**(i) Lemon Quay Benches**

The Town Clerk submitted a note to the Planning Committee outlining that new benches had been purchased from the Towns Fund Grant to replace the benches on Lemon Quay and he requested the Committee's views. The Committee discussed the benches, with concerns expressed as to whether there would be space in the

cobbles where the footprint of the previous benches had been. Councillor Wells also informed the Committee that the previous Chairman, Councillor Vella, had concerns about new benches as the Quay had been designed with a particular pattern in the paving to mimic waves, and that the old benches were design to reflect this. Members also spoke briefly about designs they had seen previously, which they were not very keen on as they were unsure whether they fit within the design of the Quay or Truro generally.

The Chairman requested the Committee Clerk ask the Town Clerk to provide photos of the benches in question, to answer the concern about the cobbles, and following a query from Councillor Nolan, confirm how long a gap there would be between the removal of the old benches and installation of the new benches.

**(ii) Quiet Lanes Meeting**

Councillor Wells informed the Committee that the Town Clerk had received an invitation for Councillors to attend a meeting to discuss the Quiet Lanes proposal by Cornwall Council but had unfortunately not passed it on in time. Councillors Wells and Nolan attended as Ward Members for Cornwall Council, and Councillor La Borde for Kenwyn Parish Council. The proposal was for a trial traffic order to reduce the amount of traffic and the speed of traffic between Shortlanesend and Threemilestone, making the quiet lanes access only (emergency vehicles could still utilise them).

Councillor Nolan commented he had suggested limiting the speed to 20 miles per hour, but officers had said it was not possible to enforce this. Councillor Mrs Nolan commented it felt like the proposal had been dictated to by officers to spend a particular pot of money. Councillor La Borde commented she had suggested Cornwall Council time-limited the trial as pedestrians and cyclists were not likely to use the quiet lanes in the dark, which was particularly pertinent in the winter, and this would still allow people to access the roads otherwise. Councillor Wells added the City Council would be formally consulted in due course.

**(iii) Amendment to Planning Applications.**

19 & 19A Pydar Street (PA21/02895 & PA21/02896)

The Chairman reported that following the Planning Committee's recommendation to approve the above application at its last meeting (20 May 2021) with the condition of a pitched roof on the dormer window, the applicant came back with amended plans that include a pitched roof.

Members discussed the application with the amendments and wished to convey thanks to the applicant for amending as per the City Council's requirements. The Chairman and Vice-Chairman would respond to the applicant under delegated powers.

The meeting closed at 8:47pm

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CHAIRMAN

# Schedule 1A

## PLANNING APPLICATIONS – FOR THE MEETING OF 17 JUNE 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 10<sup>th</sup> June 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/<br>Vice-Chairman &<br>Councillors |
|---|--|------------|-----------------------------|---|
| (1) PA21/04482<br>28 Upland Crescent<br>Mrs Kate Jago                                     | Works to trees namely - T1 - Ash - Fell to ground level - subject to a Tree Preservation Order(TPO)  | Tregolls   | Claire Broughton:           | Refusal recommended due to lack of information supplied         |
| (2) PA21/04316<br>Land Adjacent West Penarth House St Clements Hill<br>Mr and Mrs Wheeler | Proposed new dwelling and garage with formation of new vehicular access (resubmission of approval PA20/02076 to increase the height of the utility room)   | Tregolls   | Martin Woodley:             | Approval recommended  |
| (3) PA21/04521<br>Rosemellyn, New Mills Lane<br>Mr And Mrs N Toumia                       | Renovation works to existing property with new 2 storey side and rear extension plus replacement garage  | Trehaverne | Jeremy Content:             | Schedule 2  |
| (4) PA21/03675<br>87 Rosedale Road, Kenwyn<br>Mr Michael Martin                           | Lean to conservatory   | Trehaverne | Janice Taylor:              | Approval recommended  |
| (5) PA21/04687<br>14 Uplands Vean<br>Mr Tom Chandler, Atlantic Arborists                  | Beech (T1) lightly prune small section of crown to allow more light into garden and glass house. Beech (T2) remove regrowth from previous pruning cut to allow more light into garden and glass house. Works are minimal and will not effect amenity or well-being of trees. | Tregolls   | Sophie Rogers:              | Approval recommended  |

# Schedule 1A

|  |  |                               |                             |            |
|--|--|-------------------------------|-----------------------------|------------|
| <b>(6) PA21/04114</b><br><b>1 Penwerris Road</b><br><b>Mr Michael Montgomery</b>                                     | Extensions to existing bungalow at ground floor and creation of new first floor with increased ridge height to form self-contained accommodation with balcony to north west elevation  | <b>Trehaverne</b>             | <b>Niamh Ashworth:</b>      | Schedule 2 |
| <b>(7) PA21/04818</b><br><b>Bosvigo House, Bosvigo Lane</b><br><b>Bettina Von Kupsch</b>                             | Works to trees namely - (T1) - Beech and Sycamore trees, to crown raise and a reduction in spread on the South facing side - within a Tree Preservation Order(TPO)   | <b>Boscawen and Redannick</b> | <b>Janice Taylor:</b>       | Schedule 2 |
| <b>(8) PA21/04605</b><br><b>Brewery, Newham Road</b><br><b>Elaine Skinner,</b><br><b>Skinner's Brewery</b>           | External works to the existing brewery, construction of two covered outdoor areas for seating and beer barrels storage   | <b>Redannick</b>              | <b>Martin Woodley:</b>      | Schedule 2 |
| <b>(9) PA21/03626</b><br><b>41 Tregolls Road</b><br><b>Mr Simon Williams,</b><br><b>Simon Williams Tree Services</b> | Works to trees subject to a tree preservation order - T2 dead Rowan to be felled, removal of T4 and T5 Beech trees, T6 group of 3 sycamores keep best stem and remove the other 2, T7 is a small copse of trees at front of property - propose to keep the yew, cherry and best of the beech stems and remove the rest | <b>Tregolls</b>               | <b>Camellia Bullingham:</b> | Schedule 2 |
| <b>(10) PA21/04827</b><br><b>193 Bodmin Road</b><br><b>Ms K Barrow</b>   | Construction of side single storey flat roof extension   | <b>Boscawen</b>               | <b>Sophie Rogers:</b>       | Schedule 2 |
| <b>(11) PA21/04315</b><br><b>6 The Spires</b><br><b>Jason Weeks</b><br><b>Direct Landscaping</b>                     | To carry out a crown reduction on a Cherry tree (T1) subject to a TPO  | <b>Moresk and Trehaverne</b>  | <b>Sophie Rogers:</b>       | Schedule 2 |
| <b>(12) PA21/05458</b><br><b>35 Chirgwin Road</b><br><b>Mrs Olive Wood</b>   | Application for works to a tree subject to a TPO: To coppice Sycamore (T1) to fence height   | <b>Tregolls</b>               | <b>Sophie Rogers:</b>       | Schedule 2 |

# Schedule 1B

## PLANNING APPLICATIONS – FOR THE MEETING OF 17 JUNE 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 10<sup>th</sup> June 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/<br/>Vice-Chairman &amp;<br/>Councillors</b> |
|---|---|------------------------------|------------------------------------|--|
| <b>(1) PA21/04267<br/>95 Pydar Street<br/>TSB</b>                     | Listed Building Consent: TSB Bank Branch Refit to include: New decoration to the exterior window frames and main entrance, Internal redecoration works/fit out and new furniture. | <b>Boscawen</b>              | <b>Claire Broughton:</b>           | Schedule 2   |
| <b>(2) PA21/05086<br/>The Old Printing Works<br/>Mr Louis Simpson</b> | Change of use from retail to a drinking establishment selling alcohol and food  | <b>Moresk and Trehaverne</b> | <b>Jeremy Content:</b>             | Schedule 2   |
| <b>(3) PA21/04100<br/>19-19A Pydar Street<br/>Mr Josh Gaunt</b>       | Listed building consent to washdown and repaint building front/shopfront  | <b>Boscawen</b>              | <b>Claire Broughton:</b>           | Schedule 2   |

# Schedule 2

**PLANNING APPLICATIONS – FOR THE MEETING OF 17 JUNE 2021**  
**SCHEDULE 2 – Applications to be considered at the Meeting.**

| <b>Application Details</b>   | <b>Proposal</b>  | <b>Ward</b>                  | <b>Comments from Case Officers</b> | <b>Recommendation from Chairman/<br/>Vice-Chairman &amp; Councillors</b> |
|--|--|------------------------------|------------------------------------|--|
| <b>(1) PA21/05086<br/>The Old Printing Works<br/>Mr Louis Simpson</b>                                | Change of use from retail to a drinking establishment selling alcohol and food   | <b>Moresk and Trehaverne</b> | <b>Jeremy Content:</b>             |  |
| <b>(2) PA20/08658<br/>Land on the North Side of Beechwood Parc<br/>Kingsley Development (SW) Ltd</b> | Erection of six detached residential dwellings<br><br>(N.B. Reported back to this meeting following deferral in May)   | <b>Tregolls</b>              | <b>Martin Woodley:</b>             |  |
| <b>(3) PA21/03626<br/>41 Tregolls Road<br/>Mr Simon Williams,<br/>Simon Williams Tree Services</b>   | Works to trees subject to a tree preservation order - T2 dead Rowan to be felled, removal of T4 and T5 Beech trees, T6 group of 3 sycamores keep best stem and remove the other 2, T7 is a small copse of trees at front of property - propose to keep the yew, cherry and best of the beech stems and remove the rest | <b>Tregolls</b>              | <b>Camelia Bullingham:</b>         |  |
| <b>(4) PA21/04100<br/>19-19A Pydar Street<br/>Mr Josh Gaunt</b>                                      | Listed building consent to washdown and repaint building front/shopfront   | <b>Boscawen</b>              | <b>Claire Broughton</b>            |  |
| <b>(5) PA21/04114<br/>1 Penwerris Road<br/>Mr Michael Montgomery</b>                                 | Extensions to existing bungalow at ground floor and creation of new first floor with increased ridge height to form self-contained accommodation with balcony to north west elevation  | <b>Trehaverne</b>            | <b>Niamh Ashworth:</b>             |  |

# Schedule 2

|   |  |                                      |                                 |  |
|---|--|--------------------------------------|---------------------------------|--|
| <p><b>(6) PA21/04267</b><br/> <b>95 Pydar Street</b><br/> <b>TSB</b></p>  | <p>Listed Building Consent: TSB Bank Branch Refit to include: New decoration to the exterior window frames and main entrance, Internal redecoration works/fit out and new furniture.</p> | <p><b>Boscawen</b></p>               | <p><b>Claire Broughton:</b></p> |  |
| <p><b>(7) PA21/04315</b><br/> <b>6 The Spires</b><br/> <b>Jason Weeks</b><br/> <b>Direct Landscaping</b></p>            | <p>To carry out a crown reduction on a Cherry tree (T1) subject to a TPO</p>   | <p><b>Moresk and Trehaverne</b></p>  | <p><b>Sophie Rogers:</b></p>    |  |
| <p><b>(8) PA21/04521</b><br/> <b>Rosemellyn, New Mills Lane</b><br/> <b>Mr And Mrs N Toumia</b></p>                     | <p>Renovation works to existing property with new 2 storey side and rear extension plus replacement garage</p>   | <p><b>Trehaverne</b></p>             | <p><b>Jeremy Content:</b></p>   |  |
| <p><b>(9) PA21/04605</b><br/> <b>Brewery, Newham Road</b><br/> <b>Elaine Skinner,</b><br/> <b>Skinner's Brewery</b></p> | <p>External works to the existing brewery, construction of two covered outdoor areas for seating and beer barrels storage</p>  | <p><b>Redannick</b></p>              | <p><b>Martin Woodley:</b></p>   |  |
| <p><b>(10) PA21/04818</b><br/> <b>Bosvigo House,</b><br/> <b>Bosvigo Lane</b><br/> <b>Bettina Von Kupsch</b></p>        | <p>Works to trees namely - (T1) - Beech and Sycamore trees, to crown raise and a reduction in spread on the South facing side - within a Tree Preservation Order(TPO)</p>                | <p><b>Boscawen and Redannick</b></p> | <p><b>Janice Taylor:</b></p>    |  |
| <p><b>(11) PA21/04827</b><br/> <b>193 Bodmin Road</b><br/> <b>Ms K Barrow</b></p>                                       | <p>Construction of side single storey flat roof extension</p>  | <p><b>Boscawen</b></p>               | <p><b>Sophie Rogers:</b></p>    |  |

# Schedule 2

|  |  |                 |                       |  |
|--|--|-----------------|-----------------------|--|
| <b>(12) PA21/05458</b><br><b>35 Chirgwin Road</b><br><b>Mrs Olive Wood</b> | Application for works to a tree subject to a TPO: To coppice Sycamore (T1) to fence height | <b>Tregolls</b> | <b>Sophie Rogers:</b> |  |
|--|--|-----------------|-----------------------|--|