

**MEETING OF THE PLANNING COMMITTEE HELD 8 JULY 2021  
at 7.00 pm**

**PRESENT:** Councillors Mrs Carlyon, Goodman, Pascoe (Chairman), Mrs Stokes, Mrs Swain, Tamblyn and Wells

**APOLOGIES:** Apologies for absence were received from Councillors Ambler, La Borde, Nolan, Mrs Nolan and Webb.

Also in attendance:  
Ms Claire Pascoe speaking against 5-6 St Nicholas Street (PA21/04892)

**47 DISCLOSURES OR DECLARATIONS OF INTEREST**

5-6 St Nicholas Street (PA21/04892)

Councillor Tamblyn declared an interest as the owner of the business was a friend of the family.

**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) PA21/04892– 5-6 St Nicholas Street**

Refusal recommended. Members felt the proposal showed over development with some of the accommodation below minimum space standards. There were also concerns over where bins and bikes would be stored. Members suggested that, should this proposal go ahead, any such approval should condition alternative accommodation being found for the thriving business that would have to re-locate.

**(ii) PA21/05190– 21 New Bridge Street**

Approval recommended

**(iii) PA21/05505 – 25 King Street**

Refusal recommended. Members felt the design and materials were not in keeping with the Grade 2 listed building, the Conservation Area or in context to the Grade 1 Truro Cathedral. Members welcomed a new application with a more suitable design.

**(iv) PA21/05560 – 21 Daniell Road**

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 (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) Carrick House, Pydar Street (1)**  
(PA21/04889)

Deferral as a presentation and Q&A session from Cornwall Council had been arranged for Wednesday 14 July 2021 at 7pm via Zoom, followed by resolution at Council on Monday 26 July 2021.

Proposer: Councillor Wells  
Seconder: Councillor Mrs Carlyon

**(ii) 5-6 St Nicholas Street (2)**  
(PA21/04892)

Refusal recommended due to:

- 1) Concerns about the density of the proposal (in line with the comments from the Truro Conservation Area Advisory Committee);
- 2) Members felt three of the proposed flats fell under the minimum space requirements;
- 3) That there was not enough internal or external storage space;
- 4) That the roof-top amenity space was not adequate and could be prone to flooding;
- 5) Concerns relating to health and safety via the private lane-way which appeared to be the only means of access should there be a fire or flood; and
- 6) The loss of the business would impact the vitality of the City Centre (as per the National Planning Policy Framework). Members requested the two outstanding reports, from the Environment Agency, and the Flood Risk Assessment, to better consider the application.

As Councillor Tamblyn had declared an interest, he did not participate in the discussion or vote on the above recommendation.

Members discussed their concerns over this application, and another recent application that could impact another thriving business within the City, voicing concern that a precedent could be set, and the conversion of existing business spaces into residential would be detrimental to the vitality of the City. Members felt the Truro and Kenwyn Neighbourhood Development Plan (TKNDP), which was currently being revised, could be strengthened to provide better protection for the City Centre in the future. Councillor Wells commented he had spoken to Mr Lacey at Cornwall Council regarding this.

It was therefore proposed by Councillor Mrs Carlyon, seconded by Councillor Goodman and

**RESOLVED** that the Committee Clerk write to Mr Lacey, with the Committee copied in, to formally request that a meeting be arranged for the Truro and Kenwyn Development Plan (TKNDP) Steering Group to discuss concerns relating to losing businesses in the City Centre, and how to strengthen policy to mitigate the issue.

Mrs Pascoe, owner of the business at the property, left the meeting at the end of this item.

(iii) **21 New Bridge Street (3)**

(PA21/05190)

Unanimous approval for the replacement of the projecting (hanging) sign.

Proposer: Councillor Mrs Carlyon

Seconder: Councillor Mrs Swain

(iv) **Aldi, Garrass Wharf (4)**

(PA21/05356)

Approval recommended for the signs and temporary banner in line with the Case Officer's advice of adding a condition to limit illuminated signage to only be on for thirty minutes prior to the store opening and switched off when the building closes to the public, due to the potential impact on residents and nearby wildlife.

Proposer: Councillor Pascoe (Chairman)

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

(v) **25 King Street (5)**

(PA21/05505)

Unanimous refusal recommended for the illuminated signage on a Grade II LB in the curtilage of a Grade I LB in the Conservation Area. Members invite a new application in keeping with the Signage Policy in the Conservation Area, with a non-illuminated sign in hand painted timber.

Proposer: Councillor Mrs Swain

Seconder: Councillor Mrs Stokes.

(vi) **21 Daniell Road (6)**

(PA21/05560)

Unanimous approval recommended for the demolition of the existing conservatory and construction of new single storey rear extension.

Proposer: Councillor Tamblyn

Seconder: Councillor Mrs Swain

## 50 EXCLUSION OF THE PRESS AND PUBLIC

It was proposed by Councillor Pascoe (Chairman) and

**RESOLVED** that in accordance with s1(2) of the Public Bodies (Admission to Meetings) Act 1960 the press and public be excluded from the meeting during consideration of the following item by reason of its confidential or special nature.

## 51 STAFFING

Members considered the report by the Town Clerk which was circulated prior to the meeting.

**52 READMITTANCE OF THE PRESS AND PUBLIC**

It was proposed by the Chairman and

**RESOLVED** that the press and public be invited back to the meeting

**53 CHAIRMAN'S REPORT**

The Chairman reported that there were a couple of informal presentations in the coming weeks, via Zoom virtual meetings, to be held at 7pm as follows:

14 July – Pydar Street

22 July – Langarth Master Plan, incorporating Willow Green

Notices would be circulated in due course.

**54 CORRESPONDENCE**

There was no correspondence to report.

The meeting closed at 8:10pm

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CHAIRMAN

# Schedule 1A

## PLANNING APPLICATIONS – FOR THE MEETING OF 8 JULY 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 1<sup>st</sup> July 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) PA21/04585</b> Footpath to the Northeast of 2 The Dell, Copes Gardens Mr Kevin Bryant, Cornwall Council Economic Growth and Development	Reduce in height 2 x coppiced Hazel	<b>Moresk and Trehaverne</b>	<b>Claire Broughton:</b>	Approval recommended
<b>(2) PA21/05356</b> Aldi, Garras Wharf Aldi Stores Limited	Advertisement consent for 8no. signs and 1no. temporary banner	<b>Boscawen and Redannick</b>	<b>Jeremy Content:</b> The proposed signage is typical for a supermarket, I have no particular concerns given the road infrastructure and large buildings which are a significant part of the character of the location. The proposal is for "soft glow" internal illumination. If the City Council can advise on a good reason I can condition the illuminated signage is only on 30 minutes before the store opens and off when the building closes to the public. The site is close to the conservation area boundary but given Tesco opposite and the nature of the immediate area I do not see that the signage would have a significant harmful impact on the character and appearance of this part of the conservation area.	Schedule 2

# Schedule 1A

<p><b>(3) PA21/04889</b>  <b>Carrick House, Pydar Street</b>  <b>Mr Nigel Blacker,</b>  <b>Cornwall Council</b></p>	<p>Outline application with all matters reserved for up to 320 dwellings, up to 400 student bed spaces, up to 16,500sqm of non-residential floor space and associated works including Environmental Impact Assessment</p>	<p><b>Boscawen</b></p>	<p><b>Matthew Doble:</b></p>	<p>Schedule 2</p>
<p><b>(4) PA21/05502</b>  <b>Boundary of 11 Trevithick Close</b>  <b>Mrs Maggie Issaka</b></p>	<p>Coppicing of 1 large Hazel, removal of low branches of Hazel and removal of low branches of 1 Sycamore</p>	<p><b>Tregolls</b></p>	<p><b>Camellia Bullingham:</b></p>	<p>Approval recommended</p>
<p><b>(5) PA21/05524</b>  <b>Chellew Road</b>  <b>Mr Kevin Bryant,</b>  <b>Cornwall Council</b></p>	<p>Application for works to a tree subject to a TPO to raise the crown of an Alder tree (T1) to give 3m clearance above ground level</p>	<p><b>Tregolls</b></p>	<p><b>Janice Taylor:</b></p>	<p>Approval recommended</p>

# Schedule 1B<sup>2</sup>

## PLANNING APPLICATIONS – FOR THE MEETING OF 8 JULY 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 1<sup>st</sup> July 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) PA21/05190 21 New Bridge Street Mr Joe Taylor</b>	Listed building consent for replacement of 1 x projecting (hanging) sign above the shopfront	<b>Moresk and Trehaverne</b>	<b>Claire Broughton:</b>	Schedule 2
<b>(2) PA21/05505 25 King Street Mrs Bethany McKay Regatta</b>	Advertisement consent for proposed static illuminated shop sign	<b>Moresk and Trehaverne</b>	<b>Claire Broughton:</b>	Schedule 2

# Schedule 1B<sup>2</sup>

<p><b>(3) PA21/04892</b>  <b>5-6 St Nicholas Street</b>  <b>Mr Bruce Robertson,</b>  <b>Hunter UK Retail LP</b></p>	<p>Refurbishment of 2no. flats at upper floors above 5-6 St. Nicholas Street, reinstatement of 2no. former flats at upper floors above 7-8 St. Nicholas Street and conversion of class E floorspace and extension of first and second floor areas at 5-8 St. Nicholas Street to form 5no. new flats</p>	<p><b>Boscawen</b></p>	<p><b>Jeremy Content:</b> I have no responses from Conservation or the Environment Agency yet. Nothing from neighbours but I have also consulted dwellings at Walsingham Place and am awaiting to see if they have comments.</p> <p>In principle I am supportive of the proposal which would refurbish these somewhat tired rear and side elevations whilst providing dwellings in a sustainable location. I will rely on the Conservation Officer for their opinion on the impact on the conservation area and listed building setting but at this stage I am not seeing any particular harm.</p>	<p>Schedule 2</p>
<p><b>(4) PA21/05560</b>  <b>21 Daniell Road</b>  <b>Mr Rabey</b></p>	<p>Demolition of existing conservatory and construction of new single storey rear extension</p>	<p><b>Boscawen and Redannick</b></p>	<p><b>Sophie Rogers:</b></p>	<p>Schedule 2</p>



# Schedule<sup>2</sup> 2

**PLANNING APPLICATIONS – FOR THE MEETING OF 8 JULY 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) PA21/04889</b> <b>Carrick House, Pydar Street</b> <b>Mr Nigel Blacker,</b> <b>Cornwall Council</b>	Outline application with all matters reserved for up to 320 dwellings, up to 400 student bed spaces, up to 16,500sqm of non-residential floor space and associated works including Environmental Impact Assessment	<b>Boscawen</b>	<b>Matthew Doble:</b>	<b>Note: Clerks have requested a presentation from Cornwall Council therefore this can be deferred.</b>
<b>(2) PA21/04892</b> <b>5-6 St Nicholas Street</b> <b>Mr Bruce Robertson,</b> <b>Hunter UK Retail LP</b>	Refurbishment of 2no. flats at upper floors above 5-6 St. Nicholas Street, reinstatement of 2no. former flats at upper floors above 7-8 St. Nicholas Street and conversion of class E floorspace and extension of first and second floor areas at 5-8 St. Nicholas Street to form 5no. new flats	<b>Boscawen</b>	<b>Jeremy Content:</b> I have no responses from Conservation or the Environment Agency yet. Nothing from neighbours but I have also consulted dwellings at Walsingham Place and am awaiting to see if they have comments.  In principle I am supportive of the proposal which would refurbish these somewhat tired rear and side elevations whilst providing dwellings in a sustainable location. I will rely on the Conservation Officer for their opinion on the impact on the conservation area and listed building setting but at this stage I am not seeing any particular harm.	
<b>(3) PA21/05190</b> <b>21 New Bridge Street</b> <b>Mr Joe Taylor</b>	Listed building consent for replacement of 1 x projecting (hanging) sign above the shopfront	<b>Moresk and Trehaverne</b>	<b>Claire Broughton:</b>	

# Schedule<sup>2</sup> 2

<p><b>(4) PA21/05356</b>  <b>Aldi, Garras Wharf</b>  <b>Aldi Stores Limited</b></p>	<p>Advertisement consent for 8no. signs and 1no. temporary banner</p>	<p><b>Boscawen and Redannick</b></p>	<p><b>Jeremy Content:</b> The proposed signage is typical for a supermarket, I have no particular concerns given the road infrastructure and large buildings which are a significant part of the character of the location. The proposal is for "soft glow" internal illumination. If the City Council can advise on a good reason I can condition the illuminated signage is only on 30 minutes before the store opens and off when the building closes to the public. The site is close to the conservation area boundary but given Tesco opposite and the nature of the immediate area I do not see that the signage would have a significant harmful impact on the character and appearance of this part of the conservation area.</p>	
<p><b>(5) PA21/05505</b>  <b>25 King Street</b>  <b>Mrs Bethany McKay</b>  <b>Regatta</b></p>	<p>Advertisement consent for proposed static illuminated shop sign</p>	<p><b>Moresk and Trehaverne</b></p>	<p><b>Claire Broughton:</b></p>	
<p><b>(6) PA21/05560</b>  <b>21 Daniell Road</b>  <b>Mr Rabey</b></p>	<p>Demolition of existing conservatory and construction of new single storey rear extension</p>	<p><b>Boscawen and Redannick</b></p>	<p><b>Sophie Rogers:</b></p>	