

**MEETING OF THE PLANNING COMMITTEE HELD 20 MAY 2021
at 7.00 pm**

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

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

Also in attendance:

Abe Simpson for Land on the North Side of Beechwood Parc (PA20/08658) and Trewellard Lodge (PA21/03504)

22 DISCLOSURES OR DECLARATIONS OF INTEREST

There were no disclosures or declarations of interest to report.

23 WELCOME AND THANKS

Councillor Pascoe, as the new Chairman for the Committee, welcomed Members, particularly those who were new to the City Council. The Chairman asked for it to be placed on record his sincere thanks to Mr Maurice Vella, the previous Chairman of the Committee, and Councillor Webb, the previous Vice-Chairman, for their hard work and dedication.

24 PLANNING MINUTES

The Minutes of the Planning Committee meeting held 8 April 2021, having been before Council on 26 April 2021, were noted as a correct record.

25 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.

Councillor Mrs Carlyon raised an issue with items 6,7,8,9 on Schedule 1A, which were all applications for Arch Hill Place, Old Falmouth Road, concerning surface water run-off and a potential for flooding, and sewage with the query as to whether the houses within the wedge of Arch Hill, Falmouth Road had been connected to the main sewer as the application form had indicated this was not known. With advice from Councillor Wells, the Chairman agreed to write a separate letter to Cornwall Council in light of this information, to express concerns regarding these issues.

(b) Schedule 1B

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

(i) PA21/02765 & PA21/02766 – 10 Pydar Street
Approval recommended.

(ii) PA21/02895 & PA21/02869 – 19/19A Pydar Street
Refusal recommended. Members felt the flat roof dormer is not suitable for a Listed Building nor in keeping with the Conservation Area. Members also commented that

proper reinstatement of previous roof repair scar should be conditioned as part of any approval.

(iii) PA21/03082 – 4 Chapel Hill
Approval recommended

(iv) PA21/03240 – Petherton House, Kenwyn Road
Refusal recommended. Members felt the design was unsafe and suggested the applicant meet with Highways and discuss a safer way to widen the existing entrance.

(v) PA21/03409 – Room 17, 18 Lemon Street
Approval recommended subject to a separate application being made for any external signage.

(vi) PA21/03838 – Amberley House, The Crescent
If this is simply a technical application to regularise the change in agent's drawings referenced in the extant approval, then members accepted that little can be done but felt that the existing approved application would not have been supported if submitted now.

(vii) PA21/03865 – 6 Ferris Town
Approval recommended subject to a condition that there will be no noise nuisance.

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.

Councillor Wells commented that it would be prudent for an item to be placed on the next Planning Committee agenda to select membership onto the Conservation 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 on the North Side of Beechwood Parc (1)
(PA20/08658)

Unanimous deferral of the application recommended as the agent had not consulted with the Beechwood Parc Residents Association as the City Council had requested following the last submission of the application, regarding serious concerns relating to the height of some of the proposed dwellings, the density of the scheme near to the entrance of the site, and concerns relating to traffic danger.

Proposer: Councillor Nolan
Seconder: Councillor Mrs Carlyon

(ii) Trewellard Lodge, Kenwyn Hill (2)
(PA21/03504)

With permission of the Chairman, this item was moved up the list to allow for a speaker on this application.

Approval recommended for the proposed garage and ancillary annexe subject to the agreement of the Tree Officer.

Proposer: Councillor Mrs Carlyon
Secunder: Councillor Webb (Mayor)

(iii) **4 Melin Drive** (3)
(PA21/02248)

Approval recommended subject to the Cornish Hedge's re-construction being professionally carried out in the traditional manner.

Proposer: Councillor Wells
Secunder: Councillor Mrs Swain

(iv) **19/19A Pydar Street** (4&5)
(PA21/0895 & PA21/02896)

Unanimous approval recommended for the proposed reinstatement subject to there being a pitched roof on the dormer window.

Proposer: Councillor Webb (Mayor)
Secunder: Councillor Mrs Carlyon

(v) **78 Highertown** (6)
(PA21/02464)

Unanimous approval recommended for demolition of the current dwelling and erection of a replacement dwelling, subject to there being no sustainable objections from the neighbours.

Proposer: Councillor Webb
Secunder: Councillor Wells

(vi) **14 Newbridge Lane** (7)
(PA21/02949)

Unanimous approval recommended for the replacement roof and extension, subject to the extension be reduced by 750mm at the gable end to allow for maintenance.

Proposer: Councillor Wells
Secunder: Councillor Mrs Carlyon

(vii) **Petherton House, Kenwyn Road** (8)
(PA21/03240)

Refusal recommended for the new access, as Members felt the safest way to address access would be to widen the existing access to allow for two cars to pass. There were significant concerns over safety of pedestrians, children at the nursery, and drivers should a second access point be created.

Proposer: Councillor Wells
Secunder: Councillor Ambler

Councillors Mrs Carlyon and Mrs Nolan wished for their names to be recorded as having voted against the above recommendation. Councillor Pascoe (Chairman) abstained from voting.

(viii) **Amberley House, The Crescent** (9)
(PA21/03838)

Approval recommended for the variation to Condition 2.

Proposer: Councillor Mrs Swain
Secunder: Councillor Ambler

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

(ix) **6 Ferris Town (10)**

(PA21/03865)

Approval recommended in line with the recommendation from the Truro Conservation Area Advisory Committee (TCAAC) that recommended approval subject to a condition that there will be no noise nuisance, with the addition that there should also be no vibration nuisance.

Proposer: Councillor Wells

Secunder: Councillor Webb (Mayor)

(x) **Sunrise, 94a Chirgwin Road (11)**

(PA21/03915)

Unanimous approval recommended for the installation of an air source heat pump.

Proposer: Councillor Mrs Carlyon

Secunder: Councillor Webb

(xi) **Land North of 23 Higher Trehaverne (12)**

(PA21/03983)

Unanimous approval recommended for the removal of the Sycamore and coppicing of the Ash tree only (no other tree works should be carried out), subject to the agreement of the Tree Officer. Members pointed out the error of the map with this application, that showed a different area of Trehaverne.

Proposer: Councillor Wells

Secunder: Councillor Mrs Swain

26 CORNWALL COUNCIL

Street Trading

Members considered the street trading application, closing date 26 May 2021. The pitch on Pydar Street would be applicable until the end of 2021, and for the sale of hot food and hot and cold drinks.

It was proposed by Councillor Mrs Swain, seconded by Councillor Mrs Nolan and unanimously

RESOLVED that approval be recommended for the Street Trading application for the pitch at Pydar Street, subject to the apparatus falling within the allocated size of the pitch and subject to it not causing any obstructions.

27 CHAIRMAN'S REPORT

There was nothing to report due to the Chairman being newly elected.

28 CORRESPONDENCE

War Memorial

The Chairman informed Members that correspondence had been received from an organization working with the Royal British Legion who wished to replace the metal box and frame around the memorial to commemorate the 100th birthday of the Royal British Legion. The trust would be funding the replacement.

Members had no objections to the proposal and suggested the Town Clerk writes back to thank the organization for their offer, welcoming their care and good will over maintaining the memorial.

Top of Lemon Street

Councillor Mrs Carlyon urged Members to visit the top of Lemon Street to look at the planting/railings that had been erected around the Lander monument, which she felt was a welcome addition to the street scape.

The meeting closed at 8:36pm

CHAIRMAN

Schedule 1A

PLANNING APPLICATIONS – FOR THE MEETING OF 20 MAY 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 13th May 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) PA21/02595 9 Lychgate Drive, Kenwyn Mr Williams	Rear Extension and internal alterations	Trehaverne	Jacque Byatt:	Approval recommended
(2) PA21/02949 14 Newbridge Lane Mr & Miss Jackson and Edelman	Proposed replacement of existing garage flat roof with pitched roof and extension to rear of garage to provide home office.	Trehaverne	Camellia Bullingham:	Schedule 2
(3) PA21/02464 78 Highertown Mr Richard Pearce	Full planning permission for demolition of existing dwelling and garage and the erection of a replacement dwelling, as well as associated parking and landscaping.	Trehaverne	James Moseley	Schedule 2
(4) PA21/03320 2 Farley Close Mr and Mrs Smith	Proposed external fire escape and alterations to the roof to provide access to existing studio	Redannick	Claire Broughton:	Approval recommended
(5) PA21/02248 4 Melin Drive Mr Andrew Ashton	Change of use from agricultural land to residential garden, take down and realign 15m of double sided cornish stone hedge, re-construct on the western boundary line of the property, leaving existing cattle fence in place	Trehaverne	Sophie Rogers:	Schedule 2

Schedule 1A

(6) PA21/03702 Arch Hill Place, Old Falmouth Road M Lugg, MJL Contractors Ltd	Construction of two domestic garages for purposes incidental to two dwellings permitted by planning permission referenced PA17/12148	Redannick	Jeremy Content:	Approval recommended
(7) PA21/03738 1 Arch Hill Place, Old Falmouth Road M Lugg, MJL Contractors Ltd	Construction of two domestic garages for purposes incidental to two dwellings permitted by planning permission referenced PA17/12148	Redannick	Jeremy Content:	Approval recommended
(8) PA21/03739 3 and 4 Arch Hill Place, Old Falmouth Road M Lugg, MJL Contractors Ltd	Construction of two domestic garages for purposes incidental to two dwellings permitted by planning permission referenced PA17/12148	Redannick	Jeremy Content:	Approval recommended
(9) PA21/03740 7 Arch Hill Place, Old Falmouth Road M Lugg, MJL Contractors Ltd	Construction of a domestic garage for purposes incidental to a dwelling permitted by planning permission referenced PA17/12148	Redannick	Jeremy Content:	Approval recommended
(10) PA21/03769 17 Park View Rundle	Works to trees namely - 1 Pine removal of branches - 1 Oak removal of limbs - subject to a Tree Preservation Order(TPO)	Redannick	Janice Taylor:	Refusal recommended due to lack of sufficient information
(11) PA21/03983 Land North of 23 Higher Trehaverne, Kenwyn Enys Estate	Remove a Sycamore tree and coppice an Ash tree	Trehaverne	Janice Taylor:	Schedule 2
(12) PA20/08658 Land on the North Side of Beechwood Parc Kingsley Development (SW) Ltd	Erection of six detached residential dwellings	Tregolls	Martin Woodley:	Schedule 2
(13) PA21/03915 Sunrise, 94A Chirgwin Road Mr and Mrs Allam	Resubmission of previously approved PA20/10012 for mobility store with solar panels to the new roof	Tregolls	Sophie Rogers:	Schedule 2

Schedule 1A

(14) PA21/03504 Trewellard Lodge, Kenwyn Hill Mr Simpson	Proposed garage & 1 Bedroom Annexe ancillary to Trewellard Lodge	Trehaverne	Claire Broughton:	Schedule 2
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Schedule 1B

PLANNING APPLICATIONS – FOR THE MEETING OF 20 MAY 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 6th May 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) PA21/02765 10 Pydar Street Mr Tom Dickson, Lambert Smith Hampton	Replacement of the existing flat roof to the rear	Boscawen	Janice Taylor:	Approval recommended
(b) PA21/02766 10 Pydar Street Mr Tom Dickson, Lambert Smith Hampton	Listed Building Consent for the above	Boscawen	Janice Taylor:	Approval recommended
(2) PA21/03409 Room 17, 18 Lemon Street Miss Rhiannon Boon	Change of use of Room 17 from B1 to sui generis as a sole trader carrying out nail services and beauty treatments	Boscawen	Niamh Ashworth:	Approval recommended

Schedule 1B

(3)(a) PA21/02895 19-19A Pydar Street Mr Martin Gaunt	Proposed reinstatement of rear dormer window which was removed by a previous owner	Boscawen	Niamh Ashworth:	Schedule 2
(b) PA21/02896 19-19A Pydar Street Mr Martin Gaunt	Listed Building Consent for the above	Boscawen	Niamh Ashworth:	Schedule 2
(4) PA21/03240 Petherton House, Kenwyn Road Caruana	Proposed formation of new vehicular access	Trehaverne	Sophie Rogers:	Schedule 2
(5) PA21/03082 4 Chapel Hill Mr G Follett	Demolition of an existing garage, to be replaced with a smaller outbuilding	Redannick	Sophie Rogers:	Approval recommended
(6) PA21/03838 Amberley House, The Crescent Mr Mahesh Patel	Partial demolition and extension of existing care home with variation of condition 2 of decision PA16/09546 dated 11/08/2017	Redannick	Janice Taylor:	Schedule 2
(7) PA21/03865 6 Ferris Town Pitman	Installation of an air source heat pump to the rear garden of the property	Boscawen	Claire Broughton:	Schedule 2

Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 20 MAY 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) PA20/08658 Land on the North Side of Beechwood Parc Kingsley Development (SW) Ltd	Erection of six detached residential dwellings	Tregolls	Martin Woodley:	
(2) PA21/02248 4 Melin Drive Mr Andrew Ashton	Change of use from agricultural land to residential garden, take down and realign 15m of double sided cornish stone hedge, re-construct on the western boundary line of the property, leaving existing cattle fence in place	Trehaverne	Sophie Rogers:	
(3)(a) PA21/02895 19-19A Pydar Street Mr Martin Gaunt	Proposed reinstatement of rear dormer window which was removed by a previous owner	Boscawen	Niamh Ashworth:	
(b) PA21/02896 19-19A Pydar Street Mr Martin Gaunt	Listed Building Consent for the above	Boscawen	Niamh Ashworth:	
(4) PA21/02464 78 Highertown Mr Richard Pearce	Full planning permission for demolition of existing dwelling and garage and the erection of a replacement dwelling, as well as associated parking and landscaping.	Trehaverne	James Moseley:	
(5) PA21/02949 14 Newbridge Lane Mr & Miss Jackson and Edelman	Proposed replacement of existing garage flat roof with pitched roof and extension to rear of garage to provide home office.	Trehaverne	Camellia Bullingham:	

Schedule 2

(6) PA21/03240 Petherton House, Kenwyn Road Caruana	Proposed formation of new vehicular access	Trehaverne	Sophie Rogers:	
(7) PA21/03504 Trewellard Lodge, Kenwyn Hill Mr Simpson	Proposed garage & 1 Bedroom Annexe ancillary to Trewellard Lodge	Trehaverne	Claire Broughton:	
(8) PA21/03838 Amberley House, The Crescent Mr Mahesh Patel	Partial demolition and extension of existing care home with variation of condition 2 of decision PA16/09546 dated 11/08/2017	Redannick	Janice Taylor:	
(9) PA21/03865 6 Ferris Town Pitman	Installation of an air source heat pump to the rear garden of the property	Boscawen	Claire Broughton:	
(10) PA21/03915 Sunrise, 94A Chirgwin Road Mr and Mrs Allam	Installation of an air source heat pump to the rear garden of the property	Boscawen	Claire Broughton:	
(11) PA21/03983 Land North of 23 Higher Trehaverne, Kenwyn Enys Estate	Remove a Sycamore tree and coppice an Ash tree	Trehaverne	Janice Taylor:	