

TRURO CITY COUNCIL



CITY OF TRURO
Roger Gazzard
Town Clerk

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March 2022

To: The Mayor (Councillor S Webb)
Deputy Mayor (Councillor Mrs K Stokes)
Deputy Mayor Elect (Councillor Mrs C Swain)
Chairman and members of the
Members of the **PLANNING COMMITTEE**

Dear Councillor

NOTICE IS HEREBY GIVEN that the meeting of the **PLANNING COMMITTEE** will be held
At **TRURO COMMUNITY LIBRARY (TOP FLOOR), UNION PLACE** on
THURSDAY 7 APRIL 2022 at 7.00 pm for the transaction of the under mentioned business: -

A G E N D A

Members of the public have the right to speak at meetings of Truro City Council's Planning/Committee during consideration of planning applications on Schedule 2 only, under the following conditions:

Registration to speak must be made in writing, complete with your full name and contact details, either via email to info@truro.gov.uk or letter to the Municipal Buildings, no later than 5pm on the Tuesday before the Thursday meeting. One of the Planning Clerks will confirm your request as soon as possible. This confirmation does not constitute that you will be able to speak – should there be more than one person requesting to speak this will be decided amongst the speakers themselves at the meeting. If this cannot be agreed, then the first to register will be permitted to speak. Any other member of the public is welcome to come to the meeting to listen. Please be aware that Truro City Council is only a consultee, and that Cornwall Council determines the outcome of all planning applications.

Evacuation procedures to be read out by the Chairman at the start of the meeting.

1. **APOLOGIES**
2. **DISCLOSURE OR DECLARATIONS OF INTEREST**
3. **PLANNING MINUTES**
To consider the minutes of the Planning Committee Meeting held 3 March 2022, having been before Council on 28 March 2022
4. **PLANNING CONSULTATION**
To consider plans submitted in accordance with planning consultation procedure: -
 - (i) Schedule 1A – Recommendation “en bloc” (Appendix 1)

- (ii) Schedule 1B - Conservation Area and Listed Building Applications.
Recommendation “en bloc”, except for individual applications a Councillor may request to consider in greater detail at this meeting. (Appendix 2)
- (iii) Schedule 2 – Applications to be considered at this meeting (Appendix 3)

5. **LOCAL LIST**

Tolgarrick Farmhouse

Members to consider whether the farmhouse be added to the local list.

Councillor Mrs Swain to report.

[N.B. To note, Mr Lacey is currently looking into the mechanism of how adding items to the local list should be carried out]

6. **CHAIRMAN'S REPORT**

Chairman to provide information on any developments received since the last meeting. For information only – resolutions cannot be made under this item.

7. **CORRESPONDENCE**

8. **DATE OF NEXT MEETING**

Thursday 5 May 2022. The agenda for the next Planning Committee to be held on 5 May will be prepared on Thursday 28 April 2022. In accordance with Minute 302 (03.12.12), should a member wish an item to be included on this agenda please inform the Town Clerk's office by Wednesday 27 April 2022 as no items other than those on the agenda can be considered at the meeting.



TOWN CLERK

Schedule 1A

PLANNING APPLICATIONS – FOR THE MEETING OF 7 APRIL 2022

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 31st March 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) PA22/01751 3 Gwarak An Warak	Proposed single storey extension to rear of existing dwelling	Boscawen and Redannick	Janice Taylor:	Schedule 2
(2) PA22/01785 2 Kenwyn Gardens	Works to trees subject to a Tree Preservation Order (TPO), works include T1 Cupressus Leylandii - Reduce overhanging spread back to boundary by pruning to suitable growth points or stems where appropriate	Moresk and Trehaverne	Janice Taylor:	Schedule 2
(3) PA22/01341 14 Lodge Drive	Residential development at Lodge Drive Truro with removal of condition 3 of decision C1/8401078H dated 10.10.1984	Tregolls	Claire Broughton:	Approval recommended subject to a condition stating "use to be restricted to purposes ancillary to the house, no commercial or lettings use permitted"
(4) PA22/02162 Tregothnan Road, Malpas	Works to trees under a TPO namely 2 x semi mature sycamores	Tregolls	Janice Taylor:	Schedule 2
(5) PA22/02241 29 Treleaver Way	Gabled extension to single storey dwelling; forming living room, dining and kitchen	Boscawen and Redannick	Janice Taylor:	Approval recommended
(6) PA22/01659 All Saints Church, Tresawls Road	Proposals for an annexe development including the renovation and alterations to the existing Worship Space at All Saints Church with associated external landscaping works	Boscawen and Redannick	Camellia Bullingham:	Schedule 2

Schedule 1A

<p>(7) PA22/01305 Royal Mail Delivery Office, Harvey Road, Newham</p>	<p>Works to trees subject to a TPO: to give 4x Field Maple trees a 2m reduction and to fell to ground level 3x small Ash trees suffering from ash die back</p>	<p>Boscawen and Redannick</p>	<p>Janice Taylor:</p>	<p>Schedule 2</p>
<p>(8)(a) PA22/02149 Aldi Supermarket, Highertown</p>	<p>Replacement of existing section of shopfront and entrance doors to front elevation with new full height shopfront section to new opening together with new sections of shopfront with new bi-parting entrance doors with side screens</p>	<p>Gloweth, Malabar and Shortlanesend</p>	<p>Claire Broughton:</p>	<p>Schedule 2</p>
<p>(b) PA22/02175 Aldi Supermarket, Highertown</p>	<p>Construction of flow forge plant cage/compound and the installation of air conditioning/refrigeration plant thereto together with the forming of 4 no. openings in external wall/cladding for AC pipework/ducting</p>	<p>Gloweth, Malabar and Shortlanesend</p>	<p>Claire Broughton:</p>	<p>Schedule 2</p>
<p>(c) PA22/02254 Aldi Supermarket, Highertown</p>	<p>Application for Advertisement Consent for the siting of 2non internally illuminated static high level sign to the front and side elevations, non illuminated loading bay sign to rear elevation, replacement of non illuminated panels to existing totem pole and manifestation and solar film to internal face of windows.</p>	<p>Gloweth, Malabar and Shortlanesend</p>	<p>Claire Broughton:</p>	<p>Schedule 2</p>
<p>(9) PA22/02176 Land to the Northeast, Hunkin Close</p>	<p>Works to trees subject to a Tree Preservation Order (TPO), works include crown raise of 3x sycamores.</p>	<p>Moresk and Trehaverne</p>	<p>Claire Broughton:</p>	<p>Approval recommended</p>

Schedule 1A

(10) PA22/02592 39 Tinney Drive	Works to a tree subject to a Tree Preservation Order (TPO), works are to an Ash tree for the removal of the lower branch in order to stop the tree from encroaching onto the property	Tregolls	Janice Taylor:	Schedule 2
(11) PA22/01723 Land West of Hamilton Close	Application for modification of a planning obligation to allow phased development	Moresk and Trehaverne	Jeremy Content:	Approval recommended
(12) PA22/02630 179 Bodmin Road	Proposed single-storey rear extension, two-storey side extension and detached garage to the existing property at 179 Bodmin Rd	Moresk and Trehaverne	Janice Taylor:	Approval recommended
(13) PA22/02742 Silver House, 13 Higher Trehaverne	Replace existing old concrete tiled pitched roof with a new higher pitched slate roof to accommodate two en-suite bedrooms. To change the single bedroom into a hallway with front door and stairs up to the two en-suite bedrooms. Remove old atrium at rear entrance and replace with new skylights.	Moeresk and Trehaverne	Karleen Daughtery:	Schedule 2
(14) PA21/11018 Tolgarrick, Arch Hill	Demolition of existing farmhouse and garage and the construction of six open market apartments with stand-alone bat roost and associated infrastructure	Boscawen and Redannick	Jeremy Content:	Schedule 2

Schedule 1B

PLANNING APPLICATIONS – FOR THE MEETING OF 7 APRIL 2022
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 31st March 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) PA21/11890 Old County Hall, Station Road	Conversion of Old County Hall to provide 34 residential apartments and erection of new building to provide 45 residential apartments together with car parking, foul and surface water drainage and landscaping	Boscawen and Redannick	Jeremy Content:	Schedule 2
(b) PA21/12000 Old County Hall, Station Road	Listed Building Consent for the above	Boscawen and Redannick	Jeremy Content:	Schedule 2
(2) PA22/00515 43 Daniell Street	Listed building consent for the installation of a gas central heating system including boiler and radiators.	Boscawen and Redannick	Claire Broughton:	Approval recommended
(3) PA22/01885 2 Daniell Street	Listed Building Consent to remove three timber box sash windows to the front of the property, single glazed and in very poor condition, replace with three PVC-U white wood effect double glazed Georgian style box sashed windows.	Boscawen and Redannick	Karleen Daugherty:	Refusal recommended as materials (UPVC) are not appropriate in a Conservation area.
(4) PA22/01170 12 Pauls Row	Replacement of prefabricated garage with a small summerhouse	Moresk and Trehaverne	Karleen Daugherty:	Approval recommended

Schedule 1B

(5)(a) PA22/01853 33-34 Lemon Street	Change of use from office accommodation to two separate residential dwellings and annex to the rear	Moresk and Trehaverne	Camellia Bullingham:	Schedule 2
(b) PA22/01854 33-34 Lemon Street	Listed Building Consent for the above	Moresk and Trehaverne	Camellia Bullingham:	Schedule 2
(6) PA22/02310 Ground Floor Offices, Trafalgar House, Malpas Road	Listed Building Consent for the removal of existing external cement-based mortar applications and introduction of appropriate natural lime/sand mortar pointing application	Tregolls	Karleen Daugherty:	Approval recommended
(7) PA22/02449 5 Broad Street	Construct a single storey glazed dining and kitchen extension	Moresk and Trehaverne	Stacey Lowe:	Refusal recommended as materials (UPVC) are not appropriate in a Conservation area.

Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 7 APRIL 2022
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) PA21/11890 Old County Hall, Station Road</p> <p>(b) PA21/12000 Old County Hall, Station Road</p>	<p>Conversion of Old County Hall to provide 34 residential apartments and erection of new building to provide 45 residential apartments together with car parking, foul and surface water drainage and landscaping</p> <p>Listed Building Consent for the above</p>	<p>Boscawen and Redannick</p> <p>Boscawen and Redannick</p>	<p>Jeremy Content:</p> <p>Jeremy Content:</p>	
<p>(2) PA21/11018 Tolgarrick, Arch Hill</p>	<p>Demolition of existing farmhouse and garage and the construction of six open market apartments with stand-alone bat roost and associated infrastructure</p>	<p>Boscawen and Redannick</p>	<p>Jeremy Content:</p>	
<p>(3) PA22/01305 Royal Mail Delivery Office, Harvey Road, Newham</p>	<p>Works to trees subject to a TPO: to give 4x Field Maple trees a 2m reduction and to fell to ground level 3x small Ash trees suffering from ash die back</p>	<p>Boscawen and Redannick</p>	<p>Janice Taylor:</p>	
<p>(4) PA22/01659 All Saints Church, Tresawls Road</p>	<p>Proposals for an annexe development including the renovation and alterations to the existing Worship Space at All Saints Church with associated external landscaping works</p>	<p>Boscawen and Redannick</p>	<p>Camellia Bullingham:</p>	

Schedule 2

<p>(5) PA22/01785 2 Kenwyn Gardens</p>	<p>Works to trees subject to a Tree Preservation Order (TPO), works include T1 Cupressus Leylandii - Reduce overhanging spread back to boundary by pruning to suitable growth points or stems where appropriate</p>	<p>Moresk and Trehaverne</p>	<p>Janice Taylor:</p>	
<p>(6) PA22/01751 3 Gwarak An Warak</p>	<p>Proposed single storey extension to rear of existing dwelling</p>	<p>Boscawen and Redannick</p>	<p>Janice Taylor:</p>	
<p>(7)(a) PA22/01853 33-34 Lemon Street</p>	<p>Change of use from office accommodation to two separate residential dwellings and annex to the rear</p>	<p>Moresk and Trehaverne</p>	<p>Camellia Bullingham:</p>	
<p>(b) PA22/01854 33-34 Lemon Street</p>	<p>Listed Building Consent for the above</p>	<p>Moresk and Trehaverne</p>	<p>Camellia Bullingham:</p>	
<p>(8)(a) PA22/02149 Aldi Supermarket, Highertown</p>	<p>Replacement of existing section of shopfront and entrance doors to front elevation with new full height shopfront section to new opening together with new sections of shopfront with new bi-parting entrance doors with side screens</p>	<p>Gloweth, Malabar and Shortlanesend</p>	<p>Claire Broughton:</p>	
<p>(b) PA22/02175 Aldi Supermarket, Highertown</p>	<p>Construction of flow forge plant cage/compound and the installation of air conditioning/refrigeration plant thereto together with the forming of 4 no. openings in external wall/cladding for AC pipework/ducting</p>	<p>Gloweth, Malabar and Shortlanesend</p>	<p>Claire Broughton:</p>	
<p>(c) PA22/02254 Aldi Supermarket, Highertown</p>	<p>Application for Advertisement Consent for the siting of 2non internally illuminated static high level sign to the front and side elevations, non illuminated loading bay sign to rear elevation, replacement of non illuminated panels to existing totem pole and manifestation and solar film to internal face of windows</p>	<p>Gloweth, Malabar and Shortlanesend</p>	<p>Claire Broughton:</p>	

Schedule 2

(9) PA22/02162 Tregothnan Road, Malpas	Works to trees under a TPO namely 2 x semi mature sycamores	Tregolls	Janice Taylor:	
(10) PA22/02592 39 Tinney Drive	Works to a tree subject to a Tree Preservation Order (TPO), works are to an Ash tree for the removal of the lower branch in order to stop the tree from encroaching onto the property	Tregolls	Janice Taylor:	
(11) PA22/02742 Silver House, 13 Higher Trehaverne	Replace existing old concrete tiled pitched roof with a new higher pitched slate roof to accommodate two en-suite bedrooms. To change the single bedroom into a hallway with front door and stairs up to the two en-suite bedrooms. Remove old atrium at rear entrance and replace with new skylights.	Moresk and Trehaverne	Karleen Daugherty:	