

# TRURO CITY COUNCIL



**CITY OF TRURO**  
Roger Gazzard  
Town Clerk

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April 2020

To: The Mayor (Councillor R J Smith)  
The Mayor Elect (Cllr B Biscoe)  
The Deputy Mayor Elect (Cllr J Allen)  
The Chairman and members of the **PLANNING COMMITTEE**

Dear Councillor

NOTICE IS HEREBY GIVEN that the meeting of the **PLANNING COMMITTEE** will be held Via ZOOM Virtual Meetings on **THURSDAY 7 MAY 2020** 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](mailto: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.*

1. **APOLOGIES**

2. **DISCLOSURE OR DECLARATIONS OF INTEREST**

3. **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)

4. **LANGARTH STAKEHOLDER GROUP**

Chairman to report.

5. **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.

6. **CORRESPONDENCE**

7. **DATE OF NEXT MEETING**

Thursday 4 June 2020. The agenda for the next Planning Committee to be held on 4 June 2020 will be prepared on Friday 29 May 2020. 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 Thursday 28 May 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 MAY 2020

### 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 30<sup>th</sup> 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) PA20/01616 Hebasca, Compringney Hill, Kenwyn Mr John Clarke	Works to trees subject to a tree preservation order – Felling of 3no. trees associated with proposed route for a new water supply pipe from Hebasca to the water meter of Compringney	Trehaverne	Janice Taylor:	Schedule 2
(2) PA20/02076 Land adjacent to West Penarth, St Clements Hill Mr and Mrs Wheeler	Proposed new dwelling and garage with formation of new vehicular access	Tregolls	Martin Woodley:	Schedule 2
(3) PA20/02383 6 Manor Gardens Mr Marsh	Works to Holm Oak (T1), Bay (T2) and felling of 4 Holly trees (T3, T4, T5 and T6)	Boscawen	Camellia Bullingham:	Refusal recommended as there is inconsistency in statements of ownership and no apparent justification for the works.
(4) PA20/02881 Chi Avalen, School Lane Mr and Mrs J Jane	Demolish and replace the existing garage to include a hobby room and a more usable single garage.	Redannick	Camellia Bullingham:	Approval recommended subject to any sustainable objections from the neighbours.
(5) PA20/02386 Epiphany House, Kenwyn Mr Stuart Hiney	To prune Conifer trees on boundary side and to crown lift Conifers on drive way	Trehaverne	Camellia Bullingham:	Approval recommended subject to any requirements of the tree officer.

# Schedule 1A

<p><b>(6) PA20/02738</b>  <b>Chy Eglos, Kenwyn</b>  <b>Dr Charles Sidebotham</b></p>	<p>Installation of 12 solar photo voltaic panels on the rear south facing roof slope</p>	<p><b>Trehaverne</b></p>	<p><b>Janice Taylor:</b></p>	<p>Schedule 2</p>
<p><b>(7) PA20/02573</b>  <b>Rosemullion House,</b>  <b>Treliske</b>  <b>Mr Greg Smith</b></p>	<p>Tree works to trees subject to a TPO - Fell Monterey Pine (T30) and replant with Malus Tommy Knight. Tree works to Monterey Pine (T29)</p>	<p><b>Kenwyn</b></p>	<p><b>Niamh Ashworth:</b></p>	<p>Schedule 2</p>
<p><b>(8) PA20/02736</b>  <b>Alverton Lodge, Tregolls Road</b>  <b>Mrs Murdoch</b></p>	<p>Application for works to tree subject to TPO: Sycamore to fell.</p>	<p><b>Boscawen</b></p>	<p><b>Janice Taylor:</b></p>	<p>Approval recommended subject to a suitable replacement tree.</p>
<p><b>(9) PA20/02891</b>  <b>12 Trewidden Close</b>  <b>Mr and Mrs Bendle</b></p>	<p>Proposed extension and conversion of part of garage</p>	<p><b>Tregolls</b></p>	<p><b>Janice Taylor:</b></p>	<p>Approval recommended</p>
<p><b>(10) PA20/02877</b>  <b>3 Bedruthan Avenue</b>  <b>Mr and Mrs Farrar</b></p>	<p>Proposed rear single storey flat roof extension with roof lantern</p>	<p><b>Boscawen</b></p>	<p><b>Camellia Bullingham:</b></p>	<p>Approval recommended subject to the extension being in calcium silicate brickwork to match the existing building and surrounding houses and garages.</p>
<p><b>(11) PA20/02869</b>  <b>1 Knights Hill, Kenwyn</b>  <b>Mr Andrew Wright</b></p>	<p>Application for works to trees subject to TPO: G1 Three Scots pine and one oak to fell</p>	<p><b>Trehaverne</b></p>	<p><b>Janice Taylor:</b></p>	<p>Approval recommended subject to the comments of the tree officer and replacement trees of the same species.</p>

# Schedule 1A

<p><b>(12) PA19/07921</b>  <b>Land at Maiden Green,</b>  <b>Threemilestone</b>  <b>R J Walker Ltd</b></p>	<p>Full planning application for the development of a 78 bed hotel with integral bar / breakfast facility, B1uses on the ground floor (up to a maximum of 345 sq.m.), a Drive Thru restaurant (A3 / A5), pump station, access, parking, landscaping, infrastructure and associated works.</p>	<p><b>Kenwyn</b></p>	<p><b>James Moseley:</b></p>	<p>Schedule 2</p>
<p><b>(13) PA20/02996</b>  <b>13 Trehaverne Terrace,</b>  <b>Rosedale Road, Kenwyn</b>  <b>Mr and Mrs Shirley</b></p>	<p>Single storey extension and internal alterations</p>	<p><b>Trehaverne</b></p>	<p><b>Camellia Bullingham:</b></p>	<p>Approval recommended</p>
<p><b>(14) PA20/03423</b>  <b>Nampara, Road joining</b>  <b>Kenwyn Church Road to</b>  <b>Higher Trehaverne,</b>  <b>Kenwyn</b>  <b>Mr and Mrs Steven Todd</b></p>	<p>Proposed single-storey extension</p>	<p><b>Trehaverne</b></p>	<p><b>Niamh Ashworth:</b></p>	<p>Schedule 2</p>
<p><b>(15) PA20/03186</b>  <b>5 Tressa Dowr Lane</b>  <b>Mr Paul Bateman</b></p>	<p>Crown lift Oak Trees, T1 and T2, through the removal of 3 lowest branches to T1 and the removal of single lowest branch to T2.</p>	<p><b>Tregolls</b></p>	<p><b>Janice Taylor:</b></p>	<p>Approval recommended subject to the agreement of the tree officer and to consideration of the benefit of removing the mature ivy from the trunks and branches</p>
<p><b>(16) PA20/02441</b>  <b>Land To Rear Of 1</b>  <b>Grenville Road</b>  <b>Mr Simon Wooding</b></p>	<p>Demolition of garage and construction of self-build dwelling and associated works</p>	<p><b>Trehaverne</b></p>	<p><b>James Moseley:</b></p>	<p>Schedule 2</p>

# Schedule 1B

## PLANNING APPLICATIONS – FOR THE MEETING OF 7 MAY 2020

### 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 30<sup>th</sup> 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) PA20/02399 2 Old Bridge Street Paul Morean And Associates Wealth Management Ltd Paul Morean And Associates Wealth Management Ltd	Change of use from retail to offices and conferencing facilities on the second floor	Boscawen	Camellia Bullingham:	Schedule 2
(b) PA20/02400 2 Old Bridge Street Paul Morean And Associates Wealth Management Ltd Paul Morean And Associates Wealth Management Ltd	Listed Building Consent for the above	Boscawen	Camellia Bullingham:	Schedule 2
(2) PA20/02348 Arundell, The Avenue Mr Anthony Bane	Erection of a single storey flat roof extension with two solar panels mounted on the roof.	Boscawen	Camellia Bullingham:	Schedule 2

# Schedule 1B

<p><b>(3)(a) PA20/02419</b>  <b>Ground Floor,</b>  <b>Penhaligon House,</b>  <b>Green Street</b>  <b>Sally Hutchings Brook</b></p> <p><b>(b) PA20/02419</b>  <b>Ground Floor,</b>  <b>Penhaligon House,</b>  <b>Green Street</b>  <b>Sally Hutchings Brook</b></p>	<p>Change of use (no external changes proposed and internal changes only to the former RBS banking hall) from Use Class A2 into a Use Class D1 Clinic/ Health Centre with associated offices</p> <p>Listed Building Consent for the above</p>	<p><b>Boscawen</b></p> <p><b>Boscawen</b></p>	<p><b>Niamh Ashworth:</b></p> <p><b>Niamh Ashworth:</b></p>	<p>Approval recommended subject to consideration of comments from TCAAC</p> <p>Approval recommended subject to consideration of comments from TCAAC</p>
<p><b>(4) (a) PA20/02045</b>  <b>53 Castle Street</b>  <b>Miss Sarah Sheldon</b></p> <p><b>(b) PA20/02046</b>  <b>53 Castle Street</b>  <b>Miss Sarah Sheldon</b></p>	<p>Change of use of the premises from the existing restaurant and 2 bedroomed flat to one 4 bedroomed residential dwelling</p> <p>Listed Building Consent for the above</p>	<p><b>Boscawen</b></p> <p><b>Boscawen</b></p>	<p><b>Claire Broughton:</b></p> <p><b>Claire Broughton:</b></p>	<p>Approval recommended subject to all works and materials being to the satisfaction of CC Conservation Officer.</p> <p>Approval recommended subject to all works and materials being to the satisfaction of CC Conservation Officer.</p>
<p><b>(5) PA20/02479</b>  <b>Pencoppen, Kenwyn Road</b>  <b>Mr Reed</b></p>	<p>Construction of new two storey extension to the side of the dwelling.</p>	<p><b>Trehaverne</b></p>	<p><b>Camellia Bullingham:</b></p>	<p>Schedule 2</p>

# Schedule 1B

<p><b>(6)(a) PA20/02532</b>  <b>5 Upper Lemon Villas,</b>  <b>Lander House, Lemon</b>  <b>Street</b>  <b>St Petrocs</b></p> <p><b>(b) PA20/02533</b>  <b>5 Upper Lemon Villas,</b>  <b>Lander House, Lemon</b>  <b>Street</b>  <b>St Petrocs</b></p>	<p>Proposed conversion and reinstatement of existing building into a single dwelling</p> <p>Listed Building Consent for the above.</p>	<p><b>Redannick</b></p> <p><b>Redannick</b></p>	<p><b>Camellia Bullingham:</b></p> <p><b>Camellia Bullingham:</b></p>	<p>Approval recommended, subject to consideration of the comments of TCAAC and the requirements of the Conservation Officer.</p> <p>Approval recommended, subject to consideration of the comments of TCAAC and the requirements of the Conservation Officer.</p>
<p><b>(7) PA20/02594</b>  <b>10 Crescent Road</b>  <b>Mr and Mrs Davis</b></p>	<p>Removal of two existing dormers and replacement with single larger dormer including a juliet balcony and alterations to existing loft conversion</p>	<p><b>Redannick</b></p>	<p><b>Camellia Bullingham:</b></p>	<p>Schedule 2</p>
<p><b>(8) PA20/02756</b>  <b>Rosewin Cottage, 9</b>  <b>Rosewin Row</b>  <b>Elaine Ellis</b></p>	<p>Alterations to existing car port to form garage</p>	<p><b>Boscawen</b></p>	<p><b>Janice Taylor:</b></p>	<p>Schedule 2</p>
<p><b>(9) PA20/03001</b>  <b>St Marys Lodge, Kenwyn</b>  <b>Road</b>  <b>Mr Graham Bailey</b></p>	<p>Application for works to tree subject to TPO: Holm oak - to pollard.</p>	<p><b>Trehaverne</b></p>	<p><b>Janice Taylor:</b></p>	<p>Refusal recommended as there is not sufficient justification for the severe extent of cutting back. The applicant should be asked to submit an application proposing a more reasonable crown reduction. Oak trees, even this species, provide essential habitat.</p>



# Schedule 1B

<p><b>(10) PA20/02846</b>  <b>Glynford, Crescent Road</b>  <b>Mr Graham Hindson</b></p>	<p>Erection of a timber garden shed/cycle store in the garden</p>	<p><b>Redannick</b></p>	<p><b>Camellia Bullingham:</b></p>	<p>Approval recommended subject to the comments of the TCAAC and Tree Officer.</p>
<p><b>(11)(a) PA20/03100</b>  <b>39 Falmouth Road</b>  <b>Dr Jim Huddy</b></p> <p><b>(b) PA20/03101</b>  <b>39 Falmouth Road</b>  <b>Dr Jim Huddy</b></p>	<p>Replacement of modern window in dormer with new uPVC double glazed window (retrospective)</p> <p>Listed Building Consent for the above.</p>	<p><b>Redannick</b></p> <p><b>Redannick</b></p>	<p><b>Camellia Bullingham:</b></p> <p><b>Camellia Bullingham:</b></p>	<p>Refusal recommended for uPVC units as they are contrary to Conservation Area policies, with an invitation to make new applications for timber windows.</p> <p>Refusal recommended for uPVC units as they are contrary to Conservation Area policies, with an invitation to make new applications for timber windows.</p>
<p><b>(12)(a) PA20/02765</b>  <b>1 Trennick Row, Malpas</b>  <b>Mr and Mrs K Comber</b></p> <p><b>(b) PA20/02766</b>  <b>1 Trennick Row, Malpas</b>  <b>Mr and Mrs K Comber</b></p>	<p>Proposed replacement garden room.</p> <p>Listed Building Consent for the above.</p>	<p><b>Tregolls</b></p> <p><b>Tregolls</b></p>	<p><b>Janice Taylor:</b></p> <p><b>Janice Taylor:</b></p>	<p>Refusal recommended with an invitation to resubmit with a better design.</p> <p>Refusal recommended with an invitation to resubmit with a better design.</p>
<p><b>(13) PA19/10007</b>  <b>26 Boscawen Street</b>  <b>The Co Op Group</b></p>	<p>Proposal to install new refrigeration plant and redecorate shop front including fascia boards, window and door frames and rear elevation doors</p>	<p><b>Boscawen</b></p>	<p><b>Claire Broughton:</b></p>	<p>Approval recommended.</p>

# Schedule 2

**PLANNING APPLICATIONS – FOR THE MEETING OF 7 MAY 2020**  
**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) PA19/07921</b> <b>Land at Maiden Green,</b> <b>Threemilestone</b> <b>R J Walker Ltd</b>	Full planning application for the development of a 78 bed hotel with integral bar / breakfast facility, B1uses on the ground floor (up to a maximum of 345 sq.m.), a Drive Thru restaurant (A3 / A5), pump station, access, parking, landscaping, infrastructure and associated works.	<b>Kenwyn</b>	<b>James Moseley:</b>	
<b>(2) PA20/01616</b> <b>Hebasca, Compringney Hill,</b> <b>Kenwyn</b> <b>Mr John Clarke</b>	Works to trees subject to a tree preservation order – Felling of 3no. trees associated with proposed route for a new water supply pipe from Hebasca to the water meter of Compringney	<b>Trehaverne</b>	<b>Janice Taylor:</b>	
<b>(3) PA20/02076</b> <b>Land adjacent to West Penarth, St Clements Hill</b> <b>Mr and Mrs Wheeler</b>	Proposed new dwelling and garage with formation of new vehicular access	<b>Tregolls</b>	<b>Martin Woodley:</b>	
<b>(4) PA20/02348</b> <b>Arundell, The Avenue</b> <b>Mr Anthony Bane</b>	Erection of a single storey flat roof extension with two solar panels mounted on the roof.	<b>Boscawen</b>	<b>Camellia Bullingham:</b>	

# Schedule 2

<p>(5)(a) PA20/02399 2 Old Bridge Street Paul Morean And Associates Wealth Management Ltd Paul Morean And Associates Wealth Management Ltd</p> <p>(b) PA20/02400 2 Old Bridge Street Paul Morean And Associates Wealth Management Ltd Paul Morean And Associates Wealth Management Ltd</p>	<p>Change of use from retail to offices and conferencing facilities on the second floor</p> <p>Listed Building Consent for the above</p>	<p><b>Boscawen</b></p> <p><b>Boscawen</b></p>	<p><b>Camellia Bullingham:</b></p> <p><b>Camellia Bullingham:</b></p>	
<p>(6) PA20/02441 Land To Rear Of 1 Grenville Road Mr Simon Wooding</p>	<p>Demolition of garage and construction of self-build dwelling and associated works</p>	<p><b>Trehaverne</b></p>	<p><b>James Moseley:</b></p>	
<p>(7) PA20/02479 Pencoppen, Kenwyn Road Mr Reed</p>	<p>Construction of new two storey extension to the side of the dwelling.</p>	<p><b>Trehaverne</b></p>	<p><b>Camellia Bullingham:</b></p>	
<p>(8) PA20/02573 Rosemullion House, Treリスケ Mr Greg Smith</p>	<p>Tree works to trees subject to a TPO - Fell Monterey Pine (T30) and replant with Malus Tommy Knight. Tree works to Monterey Pine (T29)</p>	<p><b>Kenwyn</b></p>	<p><b>Niamh Ashworth:</b></p>	
<p>(9) PA20/02594 10 Crescent Road Mr and Mrs Davis</p>	<p>Removal of two existing dormers and replacement with single larger dormer including a juliet balcony and alterations to existing loft conversion</p>	<p><b>Redannick</b></p>	<p><b>Camellia Bullingham:</b></p>	

# Schedule 2

<b>(10) PA20/02738</b> <b>Chy Eglos, Kenwyn</b> <b>Dr Charles Sidebotham</b>	Installation of 12 solar photo voltaic panels on the rear south facing roof slope	<b>Trehaverne</b>	<b>Janice Taylor:</b>	
<b>(11) PA20/02756</b> <b>Rosewin Cottage, 9</b> <b>Rosewin Row</b> <b>Elaine Ellis</b>	Alterations to existing car port to form garage	<b>Boscawen</b>	<b>Janice Taylor:</b>	
<b>(12) PA20/03423</b> <b>Nampara, Road joining</b> <b>Kenwyn Church Road to</b> <b>Higher Trehaverne,</b> <b>Kenwyn</b> <b>Mr and Mrs Steven Todd</b>	Proposed single-storey extension	<b>Trehaverne</b>	<b>Niamh Ashworth:</b>	