

TRURO CITY COUNCIL



CITY OF TRURO
Roger Gazzard
Town Clerk

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June 2020

To: The Mayor (Councillor B Biscoe)
The Deputy Mayor (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 2 JULY 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 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. **YOUTH COUNCIL**
Members to discuss the ongoing consideration of a graffiti wall. Minute 19, page 8 (04.10.20) refers.
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. **LANGARTH STAKEHOLDER GROUP**

Chairman to report.

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 6 August 2020. The agenda for the next Planning Committee to be held on 6 August 2020 will be prepared on Friday 31 July 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 30 July 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 2 JULY 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 25th 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/ Vice-Chairman & Councillors
(1) PA20/04067 2 St Georges Villas, St Georges Road Mrs Jenni Robinson	Demolishing of existing detached garage and construction of new two storey extension to side of house	Trehaverne	Niamh Ashworth:	Schedule 2
(2) PA20/04434 3 Pendrea Wood Ms Valerie Rimes	Works to Beech (T11) subject to a tree preservation order - Crown reduce to south, over house from 9m to 6.5m, cutting to suitable growing point	Trehaverne	Janice Taylor:	Approval recommended subject to the comments of the Tree Officer.

Schedule 1A

<p>(3) PA20/04144 14 Grenville Road Mr and Mrs Scott-Ward</p>	<p>Proposed two storey extension to side and single storey extension to rear replacing existing structures, removal of garage and replacement with workshop/store.</p>	<p>Trehaverne</p>	<p>Sophie Rogers: I have concerns with this proposal of overdevelopment of the site, the side extension to the house does not show any subservience (there is no set back to the walls or roof) and unbalances the pair of semidetached properties and the single storey rear wing that's ridge tucks under the eaves of the house and extends just short of the rear boundary. The two storey workshop would also be an alien feature, where all other garages are small utilitarian single storey structures. Certainly the narrow roads emphasise my concerns.</p>	<p>Schedule 2</p>
<p>(4) PA20/04082 Marston, St Clement M F Tallis</p>	<p>Certificate of lawfulness for existing use of a building as a single dwellinghouse</p>	<p>Tregolls</p>	<p>Martin Woodley:</p>	<p>We do not wish to comment on this application.</p>
<p>(5) PA20/04234 Tregillian Road From Lambessow And Remains Of Barton And Duchy Prison To Stonecutters Mr and Mrs Green</p>	<p>Proposed extensions to existing dwelling including the removal of the existing roof and a new story constructed, a replacement garage & conservatory/sun space. Removal of shed and construction of summer house in garden</p>	<p>Tregolls</p>	<p>Camellia Bullingham:</p>	<p>Schedule 2</p>
<p>(6) PA20/03922 5 Pencarrick Close Kenwyn Mr Sam Moulton</p>	<p>Works to trees namely - T1 Macrocarpa - deadwooding and removing snapped out branches in the crown of the tree - subject to a Tree Preservation Order (TPO)</p>	<p>Trehaverne</p>	<p>Jacque Byatt:</p>	<p>Refusal recommended as there is insufficient evidence to justify the works.</p>

Schedule 1A

<p>(7) PA20/04528 1A Woodland Heights, Squirrels Leap, Tremorvah Crescent Mr R Dolman</p>	<p>Creation of Covered Carport Security with Additional Amenity Space and Privacy Screening</p>	<p>Boscawen</p>	<p>Sophie Rogers:</p>	<p>Schedule 2</p>
<p>(8) PA20/04519 78 Highertown Mr R Pearson</p>	<p>Proposed replacement dwelling and formation of summerhouse</p>	<p>Trehaverne</p>	<p>Sophie Rogers: There is no statement to support the loss of the existing building. However as the building is not a heritage asset I accept the loss, especially as any new dwelling would be built to have a higher energy efficiency rating. My main concerns with the proposal is the proposed design of the replacement house. Whilst it is in a stand alone site, with plenty of greenery, the overly steep roof pitches and wide gables that result in a higher property could be vastly improved.</p>	<p>Schedule 2</p>
<p>(9) PA20/04615 2 Trewinnard Grove Mrs House</p>	<p>T1, Oak, remove lower limb over the garage take back to a growth point just back from the gutter line. The branch is very close to the roof and the tree is weighted towards the garage. Removal of this branch may help the tree to remain for a greater period of time</p>	<p>Trehaverne</p>	<p>Sophie Rogers:</p>	<p>Approval recommended, subject to any requirements of the tree officer.</p>
<p>(10) PA20/03869 3 Kestle Drive Mr Peter-Jack Lincoln</p>	<p>Works to include two front infill extensions, new front porch and moving of garage from rear to the side of the property. Internal alterations, installation of roof lights at front, alterations to rear windows and new rear patio doors with steps into garden.</p>	<p>Redannick</p>	<p>Janice Taylor:</p>	<p>Schedule 2</p>

Schedule 1A

<p>(11) PA20/03802 Calderstone, 4 Lodge Drive Mr and Mrs Dixon</p>	<p>Side extension to existing dwelling and replacement of conservatory approved by PA19/01690 without complying with condition 2; by substituting: block plan numbered 18-1000-10 with drawing 0009 - BR and proposed elevation and floor plans numbered 18-1000-01 with drawing 0003 - BR</p>	<p>Tregolls</p>	<p>Janice Taylor:</p>	<p>Schedule 2</p>
<p>(12) PA20/04658 Kirby Road Mr Alastair Spencer, Cornwall Housing Ltd</p>	<p>Crown lifting of T1 (Oak) over the footpath and grass verge to achieve 2.5m statutory height clearance</p>	<p>Trehaverne</p>	<p>Janice Taylor:</p>	<p>Approval recommended subject to requirements of the CC Tree Officer.</p>
<p>(13) PA19/07921 Land at Maiden Green R J Walker Ltd</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>Kenwyn</p>	<p>James Moseley:</p>	<p>Schedule 2</p>
<p>(14) PA20/04610 Langweath Lodge, Old Falmouth Road Mrs Major and Miss Jeffery</p>	<p>Outline application with all matters reserved for proposed development of 6 dwellings</p>	<p>Redannick</p>	<p>Tim Marsh:</p>	<p>Schedule 2</p>
<p>(15) PA20/04841 64 Daniell Road Mr and Mrs Amran</p>	<p>Construction of new single storey extension to rear of property</p>	<p>Redannick</p>	<p>Tim Marsh:</p>	<p>Approval recommended</p>
<p>(16) PA20/04856 6 The Close Giles Morgan</p>	<p>Application for works to trees subject to TPO: Crown reductions and limb removal to 2 sycamore and 1 Turkey Oak.</p>	<p>Redannick</p>	<p>Claire Broughton:</p>	<p>Approval recommended subject to the requirements of the Tree Officer.</p>

Schedule 1A

(17) PA20/04889 19 Tinney Drive Mr John Turnham	Application for works to trees subject to TPO: Various crown reduction to 6 No. trees.	Tregolls	Sophie Rogers:	Approval recommended
(18) PA20/04935 7 Copes Gardens Mr Dean Richards	Application for works to tree subject to TPO: Sycamore (T1) to fell	Trehaverne	Jacque Byatt:	Schedule 2

Schedule 1B

PLANNING APPLICATIONS – FOR THE MEETING OF 2 JULY 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 25th 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/ Vice-Chairman & Councillors
(1) PA20/04638 19 Ferris Town Miss N Parriss	Provision of external waste pipe to front elevation - serving bathroom	Boscawen	Claire Broughton:	Approval recommended subject to the comments of the TCAAC.
(2) PA20/05000 Richmond Villa, 37 Edward Street Ms King, King Property	Works to trees, namely 1 x Norway Maple (T1), 1 x Birch (T2), 1 x Judas Tree (T3), 1 x Coppice (T4) in a Conservation Area	Boscawen	Janice Taylor:	Schedule 2

Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 2 JULY 2020
SCHEDULE 2 – Applications to be considered at the Meeting.

Application Details	Proposal	Ward	Comments from Case Officers	Recommendation from Chairman/ Vice-Chairman & Councillors
(1) PA19/07921 Land at Maiden Green R J Walker Ltd	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.	Kenwyn	James Moseley:	
(2) PA20/03802 Calderstone, 4 Lodge Drive Mr and Mrs Dixon	Side extension to existing dwelling and replacement of conservatory approved by PA19/01690 without complying with condition 2; by substituting: block plan numbered 18-1000-10 with drawing 0009 - BR and proposed elevation and floor plans numbered 18-1000-01 with drawing 0003 – BR	Tregolls	Janice Taylor:	
(3) PA20/03869 3 Kestle Drive Mr Peter-Jack Lincoln	Works to include two front infill extensions, new front porch and moving of garage from rear to the side of the property. Internal alterations, installation of roof lights at front, alterations to rear windows and new rear patio doors with steps into garden.	Redannick	Janice Taylor:	

Schedule 2

<p>(4) PA20/04067 2 St Georges Villas, St Georges Road Mrs Jenni Robinson</p>	<p>Demolishing of existing detached garage and construction of new two storey extension to side of house</p>	<p>Trehaverne</p>	<p>Niamh Ashworth:</p>	
<p>(5) PA20/04144 14 Grenville Road Mr and Mrs Scott-Ward</p>	<p>Proposed two storey extension to side and single storey extension to rear replacing existing structures, removal of garage and replacement with workshop/store.</p>	<p>Trehaverne</p>	<p>Sophie Rogers: I have concerns with this proposal of overdevelopment of the site, the side extension to the house does not show any subservience (there is no set back to the walls or roof) and unbalances the pair of semidetached properties and the single storey rear wing that's ridge tucks under the eaves of the house and extends just short of the rear boundary. The two storey workshop would also be an alien feature, where all other garages are small utilitarian single storey structures. Certainly the narrow roads emphasise my concerns.</p>	
<p>(6) PA20/04234 Tregillian Road From Lambessow And Remains Of Barton And Duchy Prison To Stonecutters Mr and Mrs Green</p>	<p>Proposed extensions to existing dwelling including the removal of the existing roof and a new story constructed, a replacement garage & conservatory/sun space. Removal of shed and construction of summer house in garden</p>	<p>Tregolls</p>	<p>Camellia Bullingham:</p>	

Schedule 2

<p>(7) PA20/04519 78 Highertown Mr R Pearson</p>	<p>Proposed replacement dwelling and formation of summerhouse</p>	<p>Trehaverne</p>	<p>Sophie Rogers: There is no statement to support the loss of the existing building. However as the building is not a heritage asset I accept the loss, especially as any new dwelling would be built to have a higher energy efficiency rating. My main concerns with the proposal is the proposed design of the replacement house. Whilst it is in a stand alone site, with plenty of greenery, the overly steep roof pitches and wide gables that result in a higher property could be vastly improved.</p>	
<p>(8) PA20/04528 1A Woodland Heights, Squirrels Leap, Tremorvah Crescent Mr R Dolman</p>	<p>Creation of Covered Carport Security with Additional Amenity Space and Privacy Screening</p>	<p>Boscawen</p>	<p>Sophie Rogers:</p>	
<p>(9) PA20/04610 Langweath Lodge, Old Falmouth Road Mrs Major and Miss Jeffery</p>	<p>Outline application with all matters reserved for proposed development of 6 dwellings</p>	<p>Redannick</p>	<p>Tim Marsh:</p>	
<p>(10) PA20/04935 7 Copes Gardens Mr Dean Richards</p>	<p>Application for works to tree subject to TPO: Sycamore (T1) to fell</p>	<p>Trehaverne</p>	<p>Jacque Byatt:</p>	
<p>(11) PA20/05000 Richmond Villa, 37 Edward Street Ms King, King Property</p>	<p>Works to trees, namely 1 x Norway Maple (T1), 1 x Birch (T2), 1 x Judas Tree (T3), 1 x Coppice (T4) in a Conservation Area</p>	<p>Boscawen</p>	<p>Janice Taylor:</p>	