

# TRURO CITY COUNCIL



**CITY OF TRURO**  
Roger Gazzard  
Town Clerk

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August 2022

To: The Mayor (Councillor S Webb)  
Deputy Mayor (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 1<sup>st</sup> SEPTEMBER 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](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.*

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 4 August. (Appendix 1)
4. **PLANNING CONSULTATION**  
To consider plans submitted in accordance with planning consultation procedure: -
  - (i) Schedule 1A – Recommendation “en bloc” (Appendix 2)
  - (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 3)

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 6 October 2022. The agenda for the next Planning Committee to be held on 6 October 2022 will be prepared on Thursday 29 September 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 28 September 2022 as no items other than those on the agenda can be considered at the meeting.

A handwritten signature in black ink, appearing to be 'M. J. ...', is written over a thin horizontal line.

TOWN CLERK

**MEETING OF THE PLANNING COMMITTEE HELD 4 AUGUST 2022**  
**at 7.00 pm**

**PRESENT:** Councillors Ambler, Mrs Carlyon, Pascoe (Chairman), Sealy, Smith, Mrs Swain and Wells

**APOLOGIES:** Apologies of absence were received from Councillors Nolan, Mrs Nolan and Webb (Mayor)

The Chairman drew Members' attention to the evacuation procedures for the building.

**146 DISCLOSURES OR DECLARATIONS OF INTEREST**

**2 Strangways Terrace** (PA22/05394 & PA22/05395) Minute 148, (c) (i), page 60.

Councillor Mrs Carlyon declared an interest in the above application as she is a neighbour. She did not participate in the discussion or vote on the recommendation.

**147 PLANNING MINUTES**

The Minutes of the Planning Committee meeting held 7 July 2022, having been before Council on 25 July 2022 were approved as a correct record.

**148 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 Smith, seconded by Councillor Mrs Swain, 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 recommendations for the February meeting cycle were as follows:

*(i) PA22/05186 – 25 King Street*

*Approval recommended. No objections in principle.*

*(ii) PA22/05394 & PA22/05395 – 2 Strangways Villas*

*Refusal recommended. Not acceptable in current format.*

*(iii) PA22/05699 – 18 Castle Street*

*Approval recommended.*

*(iv) PA22/05726 – 38 Edward Street*

*Refusal recommended*

*(v) PA22/05826 – 4 Calenick Street*

*Approval recommended*

*(vi) PA22/05910 & PA22/05911 – First Floor, Penhaligon*

*Approval recommended*

*(vii) PA22/06291 & PA22/06292 – Comprigney, Comprigney Hill*

*Refusal recommended as per the previous submission where a revised scheme would be welcome with a more considerate conversion, new build elements and more appropriate design respecting the context of the Listed Building, and subject to the satisfaction of the Conservation Officer.*

Further 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 Sealy, seconded by Councillor Smith, 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) 2 Strangways Villas (1)**

(PA22/05394)

Approval recommended for the demolition and replacement of the existing 2 storey side extension and single storey rear extension, part from the removal of the railings (see TCC's response to the LB application) which should remain in situ.

The Committee was very concerned about the railings, which they consider to be of great historical importance, and their protection should be a priority.

Proposer: Councillor Ambler

Seconded: Councillor Smith

As Councillor Mrs Carlyon had declared an interest in the above application, she did not participate in the discussion or vote on the recommendation.

(PA22/05395)

Unanimous refusal recommended on the grounds of the railings being part of the listed curtilage (and in the official listing).

Proposer: Councillor Pascoe (Chairman)

Seconded: Councillor Mrs Swain

**(ii) 38 Edward Street (2)**

(PA22/05726)

Refusal recommended for the external signage as it was inappropriate on a Listed Building in the Conservation Area.

Proposer: Councillor Mrs Swain

Seconded: Councillor Ambler

**(iii) 4 Calenick Street (3)**

(PA22/05826)

Approval recommended for the change of use application. Members asked for Cornwall Council to note that the Planning Committee no longer feels that this area of the city is suitable for residential use due to the cluster of night-time amenities.

Proposer: Councillor Ambler

Seconded: Councillor Sealy

**(iv) 4 St George's Villas (4)**

(PA22/06263)

Unanimous approval recommended for the proposed porch, and rear and side extension.

(v) **Comprigney, Comprigney Hill (5)**  
(PA22/06921 & PA22/06292)

Unanimous refusal recommended for the proposed conversion and extension of the former stable block to form a dwelling with annexe, on the grounds that there were too many outstanding issues that Cornwall Council refused the initial application for that had not yet been addressed in this iteration. Members would welcome a revised application that satisfactorily resolved these concerns.

Proposer: Councillor Mrs Swain  
Seconder: Councillor Ambler

**149 CLIMATE EMERGENCY DEVELOPMENT PLAN**

Members considered the schedule of modifications that were circulated prior to the meeting. The Chairman explained that the modifications were mostly a tightening up of the wording to make it positive, but he did not think there were any major changes. Members agreed to read the schedule and submit any comments direct to Cornwall Council.

**150 CHAIRMAN'S REPORT**

The Chairman had nothing to report.

**151 CORRESPONDENCE**

There was no correspondence to report.

The meeting closed at 7:55pm

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CHAIRMAN

# Schedule 1A

## PLANNING APPLICATIONS – FOR THE MEETING OF 1 SEPTEMBER 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 25<sup>th</sup> August 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) PA22/06664</b> <b>8 The Courtyard,</b> <b>David Penhaligon Way</b>	Loft conversion and associated internal alterations	<b>Boscawen and Redannick</b>	<b>Sophie Rogers:</b>	Schedule 2
<b>(2) PA22/06750</b> <b>6 Barton Meadow,</b> <b>Kenwyn</b>	Works to trees subject to a Tree Preservation Order (TPO), works include crown lift T1 lime	<b>Boscawen and Redannick</b>	<b>Claire Broughton:</b>	Schedule 2
<b>(3) PA22/07067</b> <b>4 Knoll Park</b>	Single storey extension to the north-east of the existing two-storey detached property, and various alterations internally.	<b>Tregolls</b>	<b>Janice Taylor:</b>	Approval recommended
<b>(4) PA22/06590</b> <b>21 Chirgwin Road</b>	Works to the trees in the Conservation Area (CA), works to include to prune Weeping Birch.	<b>Tregolls</b>	<b>Claire Broughton:</b>	Approval recommended on the condition the pruning is limited to the recommendation from Matt Stroud in late 2020.
<b>(5) PA22/06842</b> <b>Woodland View, 11 Old Falmouth Road</b>	Demolition of existing dwelling houses and construction of three new dwelling houses including new access, landscaping and amenity areas.	<b>Boscawen and Redannick</b>	<b>Martin Woodley:</b>	Schedule 2
<b>(6) PA22/07445</b> <b>23 Kel Avon Close</b>	Works to trees subject to a Tree Preservation Order (TPO): Reduction of a Lime tree and crown raise a Turkey oak	<b>Tregolls</b>	<b>Janice Taylor:</b>	Approval recommended
<b>(7) PA22/07287</b> <b>Land Adjacent to 1 Woodland Court</b>	Application for construction of an infill dwelling on vacant plot in residential location	<b>Moresk &amp; Trehaverne</b>	<b>Jeremy Content:</b>	Refusal recommended as per the previous iteration as the concerns raised have not been addressed.

# Schedule 1A

<b>(8) PA22/07376</b> <b>Truro Health Park,</b> <b>Infirmary Hill</b>	Works to trees subject to a TPO: crown reduce a Beech and crown lift a group of lime trees.	<b>Boscawen and Redannick</b>	<b>Sophie Rogers:</b>	Approval recommended
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# Schedule 1B

## PLANNING APPLICATIONS – FOR THE MEETING OF 1 SEPTEMBER 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 25<sup>th</sup> August 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) PA22/06265 15 St Nicholas Street</b>	Replacement shopfront	<b>Moresk and Trehaverne</b>	<b>Claire Broughton:</b>	Approval recommended
<b>(2) PA22/06911 30 Boscawen Street</b>	Replacement windows (1 <sup>st</sup> and 2 <sup>nd</sup> floor)	<b>Moresk and Trehaverne</b>	<b>Claire Broughton:</b>	Approval recommended
<b>(3) PA22/06342 24 Daniell Street</b>	Listed Building Consent for the construction of an extension.	<b>Boscawen and Redannick</b>	<b>Claire Broughton:</b>	Approval recommended on the condition there are no sustainable objections from the neighbours and that the materials comply with the Design Guide for a LB in a CA.
<b>(4) PA22/07325 18A Coronation Terrace</b>	Replacement of existing access to create terrace and loft conversion.	<b>Boscawen and Redannick</b>	<b>Sophie Rogers:</b>	Schedule 2



# Schedule 1B

<b>(5)(a) PA22/07091 4 Strangways Terrace</b>	Construction of an orangery, remodelling of side extension and refurbishment	<b>Boscawen &amp; Redannick</b>	<b>Claire Broughton:</b>	Approval recommended
<b>(b) PA22/07092 4 Strangways Terrace</b>	Listed Building Consent for the above	<b>Boscawen &amp; Redannick</b>	<b>Claire Broughton:</b>	Approval recommended
<b>(6) PA22/07198 12 Carvoza Road</b>	Alteration to the rear including removal of a lean-to extension and replacement with flat roof Extension with an additional formation of patio	<b>Moresk &amp; Trehaverne</b>	<b>Jeremy Content:</b>	Approval recommended
<b>(7) PA22/07021 &amp; PA22/07022 17 Boscawen Street</b>	Replacement of ATM and associated signage (Advertisement Consent and Planning applications)	<b>Moresk &amp; Trehaverne</b>	<b>Camellia Bullingham:</b>	Approval recommended
<b>(8)(a) PA22/06919 &amp; South Penarth, Road from Penarth Fach to Junction west of St Clement Hill</b>	Proposed conversion and extension of barn to residential dwelling.	<b>Tregolls</b>	<b>Sophie Rogers:</b>	Schedule 2
<b>(b) PA22/06920 South Penarth, Road from Penarth Fach to Junction west of St Clement Hill</b>	Listed Building Consent for the above	<b>Tregolls</b>	<b>Sophie Rogers:</b>	Schedule 2
<b>(9) PA22/07215 Gwendroc House, Barrack Lane</b>	Listed Building Consent to dig trench to install superfast broadband.	<b>Boscawen &amp; Redannick</b>	<b>Sophie Rogers:</b>	Approval recommended
<b>(10) PA22/07425 County Hall, Treyew Road</b>	Listed Building Consent for replacement of existing built-up mineral felt roof, including the removal and replacement of photovoltaic arrays.	<b>Boscawen &amp; Redannick</b>	<b>Matt Doble:</b>	Schedule 2

# Schedule 1B

<b>(11)(a) PA22/07145 65 Lemon Street</b>	Conversion of offices to residential dwelling and accommodation	<b>Moresk &amp; Trehaverne</b>	<b>Martin Woodley:</b>	Schedule 2
<b>(b) PA22/07146 65 Lemon Street</b>	Listed Building Consent for the above	<b>Moresk &amp; Trehaverne</b>	<b>Martin Woodley:</b>	Schedule 2

# Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 1 SEPTEMBER 2022  
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) PA22/06664 8 The Courtyard, David Penhaligon Way</b>	Loft conversion and associated internal alterations	<b>Boscawen and Redannick</b>	<b>Sophie Rogers:</b>	
<b>(2) PA22/06750 6 Barton Meadow, Kenwyn</b>	Works to trees subject to a Tree Preservation Order (TPO), works include crown lift T1 lime	<b>Boscawen and Redannick</b>	<b>Claire Broughton:</b>	
<b>(3) PA22/06842 Woodland View, 11 Old Falmouth Road</b>	Demolition of existing dwelling houses and construction of three new dwelling houses including new access, landscaping and amenity areas.	<b>Boscawen and Redannick</b>	<b>Martin Woodley:</b>	
<b>(4) PA22/07325 18A Coronation Terrace</b>	Replacement of existing access to create terrace and loft conversion.	<b>Boscawen and Redannick</b>	<b>Sophie Rogers:</b>	
<b>(5)(a) PA22/06919 South Penarth, Road from Penarth Fach to Junction west of St Clement Hill</b>	Proposed conversion and extension of barn to residential dwelling.	<b>Tregolls</b>	<b>Sophie Rogers:</b>	
<b>(b) PA22/06920 South Penarth, Road from Penarth Fach to Junction west of St Clement Hill</b>	Listed Building Consent for the above	<b>Tregolls</b>	<b>Sophie Rogers:</b>	

# Schedule 2

<b>(6)(a) PA22/07145 65 Lemon Street</b>	Conversion of offices to residential dwelling and accommodation	<b>Moresk and Trehaverne</b>	<b>Martin Woodley:</b>	
<b>(b) PA22/07146 65 Lemon Street</b>	Listed Building Consent for the above	<b>Moresk and Trehaverne</b>	<b>Martin Woodley:</b>	
<b>(7) PA22/07425 County Hall, Treyew Road</b>	Listed Building Consent for replacement of existing built-up mineral felt roof, including the removal and replacement of photovoltaic arrays.	<b>Boscawen &amp; Redannick</b>	<b>Matt Doble:</b>	