

TRURO CITY COUNCIL



CITY OF TRURO
Roger Gazzard
Town Clerk

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November 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 (FIRST FLOOR TRAINING ROOM), UNION PLACE** on
THURSDAY 1st DECEMBER 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 November (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)
 - (iii) Schedule 2 – Applications to be considered at this meeting (Appendix 4)

5. **FIVE DAY NOTICES**

(Appendix 5)

Report of five-day notices issued by Cornwall Council.

6. **STREET TRADING LICENCE**

Members to consider email from Flour Power Pizza Parlour. Circulated by email prior to meeting.

7. **DATE OF NEXT MEETING**

Thursday 5 January 2023. The agenda for the next Planning Committee to be held on 5 January 2023 will be prepared on Thursday 22 December. 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 22 December 2022 as no items other than those on the agenda can be considered at the meeting.



TOWN CLERK

**MEETING OF THE PLANNING COMMITTEE HELD 3 NOVEMBER 2022
at 7.00 pm**

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

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

At the start of the meeting, the Chairman informed Members of the evacuation procedures and clarified that to ensure procedures were in line with Standing Orders, minutes of the Committee would be received by the Committee for accuracy. Recommendations would be considered by Council as per current procedures.

Councillor Mrs Carlyon joined the meeting at 7.02pm.

201 DISCLOSURES OR DECLARATIONS OF INTEREST

There were no disclosures or declarations of interest.

It was noted that Simon Mansell, Corporate and Information Governance Legal Services at Cornwall Council, confirmed that if a Member made a declaration of interest, they must leave the room during the discussion and vote of the corresponding item unless they were a member of a charity or trust and were requested to give information at the Chairman's request.

202 PLANNING MINUTES

The Minutes of the Planning Committee meeting held 6 October 2022 were considered for accuracy with the following comments made:

1) **24 Daniel Street (PA22/06341):** Minute 195 (c, iii), page 78.

It was acknowledged that though the comments had already been submitted to Cornwall Council due to the deadlines and therefore could not now be amended, it was felt the recommendation was not quite as intended. The following words should be removed: "the lack of access between party walls" and the following inserted "there being no way to maintain the rendered side walls of the upper floor of the extension without climbing on the roof of a neighbours single storey extension".

Following debate, it was agreed Councillors would be clearer in their proposals, which would be repeated by the Chairman prior to the vote.

2) **Traffic Regulation Orders (TROs):** Minute 196, page 80.

The addition of the final point on the original list for Beechwood Parc (i-shaped turning area outside 50-60 Tinney Drive, and and between 31-33 Tinney Drive) to be sent to Mr Bidgood as it was not clear from his response whether this was included. The Planning Clerk confirmed the email had been sent.

It was proposed by Councillor Smith, seconded by Councillor Mrs Swain and

RESOLVED the minutes of the Planning Committee meeting held 6 October 2022, with the above comments and corrections, were considered a correct record.

203 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 Ambler, 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) PA22/06736 – 24 Land adjacent to 55 Castle Street
Refusal – citing objections.*

*(ii) PA22/07872 – 15 Victoria Square
Approval – No objections in principle, but subject to comments.*

*(iii) PA22/08265 – 13 Daniell Road
Approval – No objections in principle, but subject to comments.*

*(iv) PA22/08468 – Papers Past, 7 Chapel Row
Refusal – citing objections. See comments.*

*(v) PA22/08561 – 2 Princes Street
Approval – no objections in principle, but subject to comments.*

*(vi) PA22/08617 – 11 Station Road
Approval – no objections in principle, but subject to comments.*

*(vii) PA22/08726 – Old Cathedral School, Cathedral Close
Approval – no objections.*

*(viii) PA22/08766 & PA22/08767 – Barclays, 20-21 Lemon Street
Approval – No objections in principle. Subject to comments.*

*(ix) PA22/08833 – Municipal Buildings, Boscawen Street
Approval – subject to one objection. See comments.*

*(x) PA22/08890 – 13 Falmouth Road
Approval – subject to comments.*

*(xi) PA22/08893 – Arundell, The Avenue
Approval – subject to comments.*

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 Ambler, 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, with item 3 moved to Schedule 2 for discussion by the Committee, as per below.

(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 adjacent to 55 Castle Street (1)

(PA22/06736)

Application withdrawn by applicant, therefore not considered by Committee.

(ii) 15 Victoria Square (2)

(PA22/07872)

Unanimous approval recommended for the advertisement consent subject to the sign being hand painted timber not vinyl due to being in the Conservation Area.

Proposer: Councillor Mrs Swain

Seconder: Councillor Smith

(iii) 11 Station Road (3)

(PA22/08617)

Unanimous approval recommended for a lawful development certificate.

Proposer: Councillor Smith

Seconder: Councillor Mrs Swain

The Chairman requested that the Planning Clerk contact Cornwall Council to ask if they have a list of dwellings of multiple occupancy in Truro and ask the Town Clerk to contact the Fire and Rescue service to ask if they have the same.

(iv) 131 Moresk Road (4)

(PA22/08717)

Approval recommended for the demolition of the detached garage and construction of a two-storey side extension.

Proposer: Councillor Ambler

Seconder: Councillor La Borde

(iv) Lemon Tree Lodge, 12A Highertown (4)

(PA22/08735)

Unanimous approval recommended for the extension of the existing bungalow and associated works.

Proposer: Councillor Mrs Swain

Seconder: Councillor La Borde

(v) 22 Northfield Drive (5)

(PA22/09173)

Unanimous approval recommended for the conversion, and extension and alterations.

Proposer: Councillor Smith

Seconder: Councillor Ambler

(vi) Papers Past, 7 Chapel Row (3 on 1B)

(PA22/08468)

The City Council objected to the proposed redesign of the existing two-storey building element. The proposal for the large single storey 'garage' building is, however, deemed unacceptable. The substantial increase in the size and height of the replacement roof proposed constitute overdevelopment and un-neighbourliness. The design should also respect the dwelling's being in the curtilage of a Listed Building.

Proposer: Councillor Mrs Swain

Seconder: Councillor Wells

PA22/11018 – Tolgarrick, Arch Hill

Members considered a response from Persimmon Homes (below) regarding the above application, an informal presentation from the developer, and the City Council’s formal response to the application:

“Following our in-house design discussions; I was wondering if there is an appetite for some contemporary features on a traditional structure? For example, larger openings, which results in more glazing, and use of stone, these are also often found on traditional farmhouses.

We are trying to marry the history of the site and existing farmhouse, with the wider newer structures, so we felt a sympathetic blend and pallet might work better? It is worth noting the structure is smaller as requested and responds more to the farmhouse.”

Following discussion, it was proposed by Councillor Pascoe (Chairman), seconded by Councillor Smith and unanimously

RECOMMENDED that the Planning Clerk writes to Persimmon to inform them the Committee is sympathetic to its position and open to dialogue but unclear as to Persimmon’s intentions and so would therefore appreciate seeing some detailed, concise plans with an artist’s impression in order to gain a better understanding.

205 CORNWALL COUNCIL DEFINITIVE MAP MODIFICATION ORDER

Members considered correspondence from Cornwall Council, who were considering adding a footpath from Footpath 15 Truro at the parish boundary to Road C0386 at Forty Steps in the Parish of Kenwyn, to the Definitive Map and Statement of Public Rights of Way. The deadline was 1 December 2022.

Following brief discussion, including the information that several members of the public had petitioned extensively for the footpath to be included in this order, it was proposed by Councillor Wells, seconded by Councillor Pascoe (Chairman) and

RESOLVED that approval be recommended for the footpath from Footpath 15 Truro at the parish boundary to Road C0386 at Forty Steps in the Parish of Kenwyn, to be added to the Definitive Map and Statement of Public Rights of Way.

The meeting closed at 8:10pm

Chairman

Schedule 1A

PLANNING APPLICATIONS – FOR THE MEETING OF 1 DECEMBER 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 24th November 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	Recommendation from Chairman/ Vice-Chairman & Councillors
(1) PA22/09330 31 Copes Gardens	Works to trees subject to a Tree Preservation Order – to reduce the crown of T2 (Oak) by 1-2m overall and to fell T3 (Ash) due to ash dieback.	Moresk and Trehaverne	Approval recommended
(2) PA22/09387 15 Tinney Drive	The proposed use of the land for car parking, the provision of dropped curbs and the construction of a low retaining wall.	Tregolls	Approval recommended
(3) PA22/09736 30 Chainwalk Drive	Proposed extensions to front, rear and side of bungalow. Internal alterations, new garage and drop kerb to pavement.	Moresk and Trehaverne	Schedule 2
(4) PA22/08993 Trebah, Higher Trehaverne	Works to trees covered by a TPO namely T1 Beech - Reduce eastern crown, from approximately 12m to 10m, to reduce shading, leaf fall and possible touching of branches onto the neighbours house.	Moresk and Trehaverne	Approval recommended
(5) PA22/09619 Land to the South of No. 25 Trelander South Tre	Erection of 3 bedroom detached dwelling.	Tregolls	Approval recommended
(6) PA22/07722 14 St Georges Villas	Annexe to the rear garden area.	Moresk and Trehaverne	Approval recommended
(7) PA22/09703 Land rear of Blackberry Way	Works to trees protected by a tree preservation order (TPO) Trim two sycamore trees to the rear of 4 Blackberry Way by no more than 30%	Tregolls	Approval recommended subject to trimming not in excess of 30%
(8) PA22/09942 2 Carvedras Cottages, Merrifield Close	Proposed ground floor extension to existing dwelling	Moresk and Trehaverne	Schedule 2
(9) PA22/10152 2 Dudman Road	Householder application for proposed widening of existing access with reducing existing levels to create parking and associated works.	Boscawen and Redannick	Schedule 2

Schedule 1A

(10) PA22/09427 Boscawen Woods	Works to trees subject to a tree preservation order - works include felling 3no. Ash, 4no. Sycamore and 1no. Oak trees and various works to 5no. more trees and to tree groups G1, G2, G3 and G4	Tregolls	Schedule 2
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Schedule 1B

PLANNING APPLICATIONS – FOR THE MEETING OF 1 DECEMBER 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 24th November 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	Recommendation from Chairman/ Vice-Chairman & Councillors
(1) PA21/11890 Old County Hall	Conversion of Old County Hall to provide 34 residential apartments and erection of new building to provide 45 residential apartments together with car.	Boscawen and Redannick	Schedule 2
(2) PA22/09385 Hedge adjacent to Trehaverne House, Trehaverne Lane	Works to a tree subject to a TPO -Fell Ash tree with Ash Dieback opposite garage at 2 Lanhydrock Villas.	Moresk and Trehaverne	Approval recommended
(3)(a) PA22/09160 Carphone Warehouse, 4-5 King Street	Advertisement consent for new shopfront - 1 x internally illuminated fascia sign and 1 x externally illuminated projecting sign.	Moresk and Trehaverne	Refusal recommended as illuminated signage is not appropriate in a conservation area.
(b) PA22/09220 Carphone Warehouse, 4-5 King Street	New shopfront and signage.	Moresk and Trehaverne	Refusal recommended as illuminated signage is not appropriate in a conservation area.

Schedule 1B

<p>(4)(a) PA22/09856 Mount Charles House, Infirmary Hill</p>	<p>Householder application for proposed general repairs/ alterations, provision of kitchen extension & replacement of existing porch to grade II listed house. Demolition of Existing Garage on the South Western Boundary.</p>	<p>Moresk and Trehaverne</p>	<p>Schedule 2</p>
<p>(b) PA22/09857 Mount Charles House, Infirmary Hill</p>	<p>Listed Building Consent for the above.</p>	<p>Moresk and Trehaverne</p>	<p>Schedule 2</p>
<p>(5)(a) PA22/09965 45 Lemon Street</p>	<p>Redevelopment of a double garage to form an additional first floor residential unit.</p>	<p>Moresk and Trehaverne</p>	<p>Schedule 2</p>
<p>(b) PA22/10112 45 Lemon Street</p>	<p>Listed Building Consent for the above</p>	<p>Moresk and Trehaverne</p>	<p>Schedule 2</p>
<p>(6) PA22/09721 1-35 Chy Bre, Tresawya Drive</p>	<p>Upgrade of external wall fabric to improve the EWS1 (external wall fire review form) rating</p>	<p>Boscawen and Redannick</p>	<p>Approval recommended</p>

PLANNING APPLICATIONS – FOR THE MEETING OF 1 DECEMBER 2022
SCHEDULE 2 – Applications to be considered at the Meeting.

Application Details	Proposal	Ward	Recommendation from Chairman/ Vice-Chairman & Councillors
(1) PA21/11890 Old County Hall	Conversion of Old County Hall to provide 34 residential apartments and erection of new building to provide 45 residential apartments together with car.	Boscawen and Redannick	
(2) PA22/09427 Boscawen Woods	Works to trees subject to a tree preservation order - works include felling 3no. Ash, 4no. Sycamore and 1no. Oak trees and various works to 5no. more trees and to tree groups G1, G2, G3 and G4	Tregolls	
(3) PA22/09736 30 Chainwalk Drive	Proposed extensions to front, rear and side of bungalow. Internal alterations, new garage and drop kerb to pavement.	Moresk and Trehaverne	
(4)(a) PA22/09856 Mount Charles House, Infirmary Hill	Householder application for proposed general repairs/ alterations, provision of kitchen extension & replacement of existing porch to grade II listed house. Demolition of Existing Garage on the South Western Boundary.	Moresk and Trehaverne	
(b) PA22/09857 Mount Charles House, Infirmary Hill	Listed Building Consent for the above.	Moresk and Trehaverne	
(5) PA22/09942 2 Carvedras Cottages, Merrifield Close	Proposed ground floor extension to existing dwelling	Moresk and Trehaverne	
(6)(a) PA22/09965 45 Lemon Street	Redevelopment of a double garage to form an additional first floor residential unit.	Moresk and Trehaverne	
(b) PA22/10112 45 Lemon Street	Listed Building Consent for the above	Moresk and Trehaverne	
(7) PA22/10152 2 Dudman Road	Householder application for proposed widening of existing access with reducing existing levels to create parking and associated works.	Boscawen and Redannick	

Five Day Notices

Planning Application	Truro City Council Comments	Case Officer Comments	Outcome
PA22/08468 Papers Past	Refusal - The proposal for the large single storey 'garage' building is, however, deemed unacceptable. The substantial increase in the size and height of the replacement roof proposed constitute overdevelopment and un-neighbourliness. The design should also respect the dwelling's being in the curtilage of a Listed Building.	Approval, owing to the revisions received that lower the height of the rear wing. A request was put to the agent for a M shaped roof on the rear wing, and this in part has been accommodated. The flat roofed section is provided on the basis to ensure a flexible internal space, and has been recessed from the rear elevation. The use of UPVC has also been removed from the plans.	Agree to disagree
PA22/07988 5 Bishops Temple Road	Refusal recommended for the garage conversion as Members felt it was too small to be a freestanding property and it would set a precedent.	Approval, owing to the revised description of 'Proposed garage conversion to an annex' and acceptance of a standard annex condition for family and non paying guests	Agree to disagree