

TRURO CITY COUNCIL



CITY OF TRURO
Roger Gazzard
Town Clerk

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December 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 5th JANUARY 2023 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 1 December (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. **CORNWALL COUNCIL NOTICES**

(i) **Five Day Notices**

(Appendix 5)

Report of five-day notices issued by Cornwall Council.

(ii) **Premises Licence Applications**

(Appendix 6)

Report of Premises Licence applications issued by Cornwall Council.

6. **DATE OF NEXT MEETING**

Thursday 2 February 2023. The agenda for the next Planning Committee to be held on 2 February 2023 will be prepared on Thursday 26 January. 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 25 January 2023 as no items other than those on the agenda can be considered at the meeting.



TOWN CLERK

**MEETING OF THE PLANNING COMMITTEE HELD 1 DECEMBER 2022
at 7.00 pm**

PRESENT: Councillors Ambler, La Borde, Nolan, Pascoe (Chairman), and Wells

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

Also in attendance: Mr Russell Dodge, agent, and architects for Old County Hall (PA22/10122)

At the start of the meeting, the Chairman informed Members of the evacuation procedures. It was also suggested that the Tree Officer be invited to present to the Committee ahead of one of the meetings in the new year.

232 DISCLOSURES OR DECLARATIONS OF INTEREST

There were no disclosures or declarations of interest.

233 PLANNING MINUTES

The Minutes of the Planning Committee meeting held 3 November 2022 were considered for accuracy. It was proposed by Councillor Wells, seconded by Councillor La Borde and

RESOLVED the minutes of the Planning Committee meeting held 3 November 2022, with the above comments and corrections, were considered a correct record.

234 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 La Borde, 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) PA22/11890 – Old County Hall
Refusal – subject to comments*

*(ii) PA22/09160 & PA22/09220 – Carphone Warehouse, 4 – 5 King Street
Approval – positively welcome*

*(iii) PA22/09385 – Hedge adjacent to Trehaverne House, Trehaverne Lane
Approval – subject to comments*

*(iv) PA22/09856 & PA22/09857 – Mount Charles House, Infirmary Hill
Approval – no objections in principle, but subject to comments*

*(v) PA22/09965 & PA22/10112 – 45 Lemon Street
Refusal – not acceptable in current format*

Other matters: TCAAC commented on Flour Power Pizza Parlour's licensing request, and felt it was inappropriate citing it on High Cross directly opposite the Grade I Listed Cathedral.

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 La Borde, 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 a&b 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) Old County Hall (1)
(PA21/11890)

Approval recommended for the conversion of Old County Hall and the erection of the new building, subject to further negotiations on the design of the new building, particularly regarding the colour/materials used, which Members felt should be more sympathetic to Old County Hall.

Proposer: Councillor Ambler
Seconder: Councillor Pascoe (Chairman)

(ii) Boscawen Woods (2)
(PA22/09427)

Approval recommended for the tree works.

Proposer: Councillor Ambler
Seconder: Councillor Wells

Councillor La Borde wished for her name to be recorded as having voted against the above recommendation.

(iii) 30 Chainwalk Drive (3)
(PA22/09736)

Unanimous approval recommended for the proposed extensions and internal alterations.

Proposer: Councillor Wells
Seconder: Councillor La Borde

(iv) Mount Charles House, Infirmary Hill (4a&b)
(PA22/09856 & PA22/09857)

Unanimous approval recommended for the planning application and associated Listed Building Consent application.

Proposer: Councillor Wells
 Secunder: Councillor Ambler

(v) **2 Carvedras Cottages, Merrifield Close (5)**
 (PA22/09942)

Unanimous approval recommended for the proposed ground floor extension.

Proposer: Councillor Ambler
 Secunder: Councillor Wells

(vi) **45 Lemon Street (6a&b)**
 (PA22/09965 & PA22/10112)

Unanimous approval for the redevelopment and the associated Listed Building Consent, subject to appropriate materials that comply with Conservation Area policies (such as hand painted timber or aluminium) being used, and subject to no sustainable planning objections from the neighbours.

Proposer: Councillor Pascoe (Chairman)
 Secunder: Councillor Wells

(vii) **2 Dudman Road (7)**
 (PA22/10152)

Approval recommended subject to there being no concerns from Highways about potential safety issues of the drop-kerb being on the corner of the road.

Proposer: Councillor Ambler
 Secunder: Councillor La Borde

(viii) **Carphone Warehouse, 4-5 King Street (3a&b on Schedule 1B)**
 (PA22/09160 & PA22/09220)

Unanimous approval recommended

Proposer: Councillor La Borde
 Secunder: Councillor Ambler

235 FIVE DAY NOTICES

Members noted the report of five-day notices.

236 STREET TRADING LICENCE

Members considered an email regarding an email from Flour Power Pizza Parlour who had been advised by Cornwall Council to write to the City Council to ascertain Members' thoughts as to whether they could pitch their pizza van by the Cathedral every Friday night between 5pm and 8pm. This was an informal request prior to their applying officially to Cornwall Council.

Following discussion, it was proposed by Councillor Pascoe, seconded by Councillor Ambler and

RESOLVED that the Planning Clerk writes back to Flour Power Pizza Parlour to advise that they should write to the Dean and Chapter of the Cathedral to ascertain their views to their proposed siting of their food van at High Cross prior to the City Council considering the request.

The meeting closed at 8:00pm

----- Chairman

Schedule 1A

PLANNING APPLICATIONS – FOR THE MEETING OF 5 JANUARY 2023

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 22nd December 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) PA22/07181 Land at Maiden Green, off A390, Threemilestone	Reserved matters application for access for site outside of scope of the existing full consent, appearance, landscaping, layout and scale for 515 dwellings, 2no. community buildings and a primary school with public open space, landscaping and associated infrastructure (details following outline consent PA14/00703 dated 11.08.2016)	Gloweth Malabar and Shortlanesend	Schedule 2
(2) PA22/10256 The Pines, Malpas Road	Proposed extension and alteration.	Tregolls	Approval recommended
(3) PA22/09493 68 Daniell Road	Demolition of existing bungalow and construction of two residential dwellings without compliance with condition 2 of decision PA21/01468 dated 05.08.2021.	Boscawen and Redannick	Schedule 2
(4) PA22/09199 Land South of Rosewarne, Tregolls	Conversion/change of use of existing outbuilding to create a holiday let in the garden of 34 Tregolls Road	Tregolls	Approval recommended with the condition the conversion remains ancillary to the main dwelling and therefore cannot be sold separately.
(5) PA22/10431 32 Hillcrest Avenue	Single storey side extension	Boscawen and Redannick	Approval recommended
(6) PA22/10497 Little Home Parc, Comprigney Hill, Kenwyn	Works to tree subject to a TPO - removal of an Ash tree	Moresk and Trehaverne	Approval recommended
(7) PA22/10685 35 Upland Crescent	Replacement of rear balcony and additional of rear extension.	Tregolls	Approval recommended
(8) PA22/10895 16 Park View	Side extension to dwelling	Boscawen and Redannick	Approval recommended

Schedule 1A

(9) PA22/11064 31 Park View	Proposed loft conversion with new dormer, replacement rear extension and associated works.	Boscawen and Redannick	Approval recommended
(10) PA22/10286 66 St Clements Close	Loft Conversion to create additional bedroom	Tregolls	Approval recommended
(11) PA22/07093 Land North of A390, Threemilestone	Reserved Matters application following outline approval PA20/09631 for the 35.92Ha Govers Park, roads and parking area including SANG (Suitable Alternative Natural Greenspace) to include details of the access, appearance, landscaping, layout and scale. The Outline Application was a EIA application and an ES was submitted to the Council at that time.	Threemilestone and Chacewater	Schedule 2

Schedule 1B

PLANNING APPLICATIONS – FOR THE MEETING OF 5 JANUARY 2023

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 22nd December 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) PA22/09867 WT Warren and Sons, Third Floor, 13 High Cross	Change of use from class E to sui generis for a tattoo studio	Moresk and Trehaverne	Approval recommended
(2) PA22/10386 The Market Butcher, Pannier Market	Proposed removal, provision and replacement of access doors to The Market Butchers and Pannier Market	Moresk and Trehaverne	Approval recommended
(3) PA22/10455 5 Broad Street	Construct a single storey glazed dining and kitchen extension without compliance with condition 2 of decision notice PA22/02449 dated 08/06/2022	Moresk and Trehaverne	Schedule 2
(4) PA22/10278 1 Frances Street	Listed building consent for change of use from a redundant hair salon (being a former dwelling) to a dwelling on the first floor, with existing access via Frances Street	Moresk and Trehaverne	Approval recommended
(5) PA22/09484 Truro Prep School, Treliske Lane	Listed building consent for improvements to weathering behind south gable roof. Addition of two downpipes with hoppers on south elevation to aid disposal of water and ease pressure on downpipes on west and east side.	Gloweth, Malabar and Shortlanesend	Approval recommended

Schedule 1B

(6)(a) PA22/11012 2 Strangways Villas	Demolition and replacement of the existing 2 storey side extension and single storey rear extension.	Boscawen and Redannick	Schedule 2
(b) PA22/11013 2 Strangways Villas	Listed Building Consent for the above.	Boscawen and Redannick	Schedule 2
(7)(a) PA22/09945 8 River Street	Alteration to existing shop frontage with re-instatement of existing pedestrian access & internal refurbishing works.	Moresk and Trehaverne	Refusal recommended due to loss of the decorative stained glass.
(b) PA22/09946 8 River Street	Listed Building Consent for the above.	Moresk and Trehaverne	

Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 5 JANUARY 2022
SCHEDULE 2 – Applications to be considered at the Meeting.

Application Details	Proposal	Ward	Recommendation from Chairman/ Vice-Chairman & Councillors
(1) PA22/07181 Land at Maiden Green, off A390, Threemilestone	Reserved matters application for access for site outside of scope of the existing full consent, appearance, landscaping, layout and scale for 515 dwellings, 2no. community buildings and a primary school with public open space, landscaping and associated infrastructure (details following outline consent PA14/00703 dated 11.08.2016)	Gloweth, Malabar and Shortlanesend	
(2) PA22/09493 68 Daniell Road	Demolition of existing bungalow and construction of two residential dwellings without compliance with condition 2 of decision PA21/01468 dated 05.08.2021.	Boscawen and Redannick	
(3) PA22/10455 5 Broad Street	Construct a single storey glazed dining and kitchen extension without compliance with condition 2 of decision notice PA22/02449 dated 08/06/2022	Moresk and Trehaverne	
(4)(a) PA22/11012 2 Strangways Villas	Demolition and replacement of the existing 2 storey side extension and single storey rear extension.	Boscawen and Redannick	
(b) PA22/11013 2 Strangways Villas	Listed Building Consent for the above.	Boscawen and Redannick	
(5) PA22/07093 Land North of A390, Threemilestone	Reserved Matters application following outline approval PA20/09631 for the 35.92Ha Governs Park, roads and parking area including SANG (Suitable Alternative Natural Greenspace) to include details of the access, appearance, landscaping, layout and scale. The Outline Application was a EIA application and an ES was submitted to the Council at that time.	Threemilestone & Chacewater	

Five Day Notices

Planning Application	Truro City Council Comments	Case Officer Comments	Outcome
<p>PA22/07145 and PA22/07146 65 Lemon Street</p>	<p>Refusal recommended for the extension on the grounds of its scale, not being in keeping with the existing building, and setting a precedent. However, Members had no objections to the conversion of offices to residential use in principle.</p>	<p>Considered that the final proposal is acceptable in light of assessment and does not involve conflicts with existing identified policies in the Development Plan, guidance and the requirements of the NPPF, including the policies of the Cornwall Local Plan Strategic Policies 2010-2030 and the Truro and Kenwyn Neighbourhood Plan 2015-2030. Any planning and listed building consents will need to include specific and appropriate conditions to cover such issues as materials and finishes, ventilation, upgrading of building fabric and retention of car parking.</p>	<p>Agree</p>
<p>PA22/08288 3 Polruan Road, Malpas</p>	<p>Approval recommended subject to there being no sustainable objections from neighbours.</p>	<p>It is considered that the final set of plans have now addressed the concerns raised by neighbours and the issues raised are not considered to be sustainable objections in planning terms in this instance.</p>	<p>Agree</p>

Premises Licence Applications

Licensing Application	Type of application	Truro City Council comments
O Yes Pizzeria & Grill 5 Quay Street	Variation - add off and online sales	Approval recommended