

TRURO CITY COUNCIL



CITY OF TRURO
Roger Gazzard
Town Clerk

Town Clerks Department
Municipal Buildings
Boscawen Street
Truro TR1 2NE
Tel. (01872) 274766
Fax. (01872) 225572
www.truro.gov.uk
email: roger@truro.gov.uk

November 2023

To: The Mayor (Councillor Mrs C Swain)
Deputy Mayor (Councillor S Rabey)
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 (LARGE COMMUNITY ROOM, TOP FLOOR), UNION PLACE** on
THURSDAY 7th DECEMBER 2023 at 7.00pm 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** (Appendix 1)
To consider the minutes of the Planning Committee meeting held 2nd November 2023.
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. **TRURO TRANSPORT STRATEGY WORKING GROUP**

Standing Item for updates/discussion

6. **CORNWALL COUNCIL NOTICES**

Premises Licence Applications

Report of Licensing Application issued by Cornwall Council.

(Appendix 5)

7. **CORRESPONDENCE**

8. **CHAIRMAN'S REPORT**

9. **DATE OF NEXT MEETING**

Thursday 2nd January 2024. The agenda for the next Planning Committee to be held on 2nd January 2024 will be prepared on Thursday 21st December 2023. 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 20th December 2023 as no items other than those on the agenda can be considered at the meeting.



Proper Officer

**MEETING OF THE PLANNING COMMITTEE HELD 2 NOVEMBER 2023
at 7.00 pm**

PRESENT: Councillors Ambler (Vice-Chairman), Mrs Swain (Mayor),
Sunderhauf, Webb, Wells and Wetherill.

APOLOGIES: Apologies of absence were received from Councillors Hall,
Pascoe (Chairman), Rabey (Deputy Mayor) and Sealy.

Councillor Ambler (Vice-Chairman) chaired the meeting.

226 DISCLOSURES OR DECLARATIONS OF INTEREST

There were no disclosures or declarations of interest.

227 PLANNING MINUTES

The Minutes of the Planning Committee meeting held 2023 were considered for accuracy.

It was proposed by Councillor Mrs Swain (Mayor), seconded by Councillor Webb, and

RESOLVED that the minutes of the Planning Committee meeting held 5 October 2023 were considered a correct record.

228 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 Mrs Swain (Mayor), seconded by Councillor Webb, and that it be

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 November meeting cycle were as follows:

*(i) PA23/05752 – Trereed, The Crescent
Approval – No objections in principle. Subject to comments and/or conditions.*

*(ii) PA23/07160 – 44 Lemon Street
Deferral – with request to see again. Subject to comments and/or conditions.*

*(iii) PA23/07161 – 44 Lemon Street
Deferral – with request to see again. Subject to comments and/or conditions.*

*(iv) PA23/07810 – 42 Lemon Street
Approval – no objections in principle. Subject to comments and/or conditions.*

*(v) PA23/07879 – Second Floor Penhaligon House, Green Street
Approval – No objections in principle. Subject to comments and/or conditions.*

*(vi) PA23/07880 – Second Floor, Penhaligon House, Green Street
Approval – No objections in principle. Subject to comments and/or conditions.*

(vii) PA23/07972 – Joules, 1 Pydar Street
Approval – No objection in principle. Subject to comments and/or conditions.

(viii) PA23/07973 – Joules, 1 Pydar Street
Approval – No objections in principle. Subject to comments and/or conditions.

(ix) PA23/08087 – 9 Agar Road
Deferral – with request to see again. Subject to comments and/or conditions.

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 Webb seconded by Councillor Mrs Swain (Mayor), that it be

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) **Parcel B1, Langarth Garden Village (1)**
(PA23/05687)

Approval recommended. Members expressed concern over the limited street parking available around the school and felt more thought could be given to the layout of the road in front on the primary school.

Proposer: Councillor Webb
Seconder: Councillor Mrs Swain (Mayor)

(ii) **The Wig & Pen, Frances Street (2)**
(PA23/07402)

The above application was withdrawn ahead of the meeting and no discussion took place.

(iii)(a)&(b) **Joules, 1 Pydar Street (3)**
(PA23/07972 and PA23/07973)

Approval recommended in line with the comments of the Truro Conservation Area Advisory Committee:

Members agreed this generally as being good quality retailer corporate image rebranding that should enhance rather than harm the heritage asset and its place within the important High Cross setting of the GI Truro Cathedral.

Back-lighting to brass stand-off RITUAL letters should be subtly subdued and must be restricted to store opening hours +1. Time restrictions likewise with the internal digital screen inside shopfront glazing.

Existing visually intrusive right hand black rainwater downpipe to upper floors, and its horizontal section discharging into neighbouring full height rwp, should all be changed to white to reduce disturbing impact on upper facade.

All works to be undertaken in accordance with any required conditions and/or recommendations as determined by the Conservation Officer.

Proposer: Councillor Sunderhauf
 Secunder: Councillor Mrs Swain (Mayor)

(iv) **Trees to the rear of Belvedere (5)**
 (PA23/08001)

Refusal recommended due to lack of information provided and a satisfactory report having not yet been received from the Tree Officer.

Proposer: Councillor Mrs Swain (Mayor)
 Secunder: Councillor Sunderhauf

(v) **J Sainsbury Plc, Treyew Road (6)**
 (PA23/08046)

Approval recommended.

Proposer: Councillor Webb
 Secunder: Councillor Wetherill

(vi) **75 Treyew Road (7)**
 (PA23/08403)

Approval recommended for the conversion of integral garage to living accommodation. However, Members recommended refusal for the domestic garage, due to its location and being overbearing.

Proposer: Councillor Swain (Mayor)
 Secunder: Councillor Webb

229 TRURO TRANSPORT STRATEGY WORKING GROUP
Standing Item for Updates/Discussion

There was nothing to report as there had been no further meetings. The Mayor commented that Andrew Archer would be coming back to the Committee with a proposal shortly. It was agreed that a letter would be written from Truro City Council requesting an update on the latest position.

230 CORNWALL COUNCIL NOTICES
(i)&(ii) Five Day Notices and Licensing.

The reports were noted.

(iii) Premises Licence Application – Truro Farmers Market

It was proposed by Councillor Mrs Swain (Mayor), seconded by Councillor Webb, and

RESOLVED that the licensing application for Truro Farmers Market, be approved.

231 CORRESPONDENCE

There was no correspondence to report.

232 CHAIRMAN'S REPORT

There was nothing to report.

The meeting closed at 7.31pm

 Chairman

Schedule 1A

PLANNING APPLICATIONS – FOR THE MEETING OF 7 DECEMBER 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 30th 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) PA23/07637 5 Dobbs Lane	Part retrospective: Erection of outbuilding to replace former shed	Boscawen and Redannick	Schedule 2
(2) PA23/08596 2 Tinney Drive	Works to trees under a tree preservation order (TPO) namely: Three Poplar Trees: Reduce crown and overhanging branches of two of the three	Tregolls	Approval recommended in line with Tree Officer's advice.
(3) PA23/08584 Tredorne, St Clement	Proposed renovation and extension	Tregolls	Schedule 2
(4) PA23/08644 21 Tresawls Road	Proposed hip to gable loft extension, layout reconfiguration and addition of porch.	Gloweth, Malabar and Shortlanesend	Approval recommended
(5) PA23/06477 Land rear of 68 Malabar Road	Construction of a single detached dwelling	Gloweth, Malabar and Shortlanesend	Approval recommended
(6) PA23/08864 3 Carew Pole Close	Single Storey extension and conversion of loft space to form 2 additional bedrooms and bathroom	Tregolls	Approval recommended

Schedule 1A

(7) PA23/08888 Morse's Yard Heron Way Newham	Erection of two B2 Industrial Units and one Class E (e) Business Unit	Boscawen and Redannick	Approval recommended
(8) PA23/08931 75 Treyew Road	Erection of 1 no dwelling with integral garage without compliance with condition 6 of decision SA03/0757/03/R dated 26.06.2003	Boscawen and Redannick	Schedule 2
(9) PA23/08557 Elm Court	Works to trees subject to a tree preservation order TPO Removal of 2 x Sycamore and Cherry Laurel. Reduction of Leylandii, Sycamore and Coppice Holly.	Moresk and Trehaverne	Approval recommended in line with the Tree Officer's advice.
(10) PA23/09125 Land South of Plynts House, Old Falmouth Road	Outline application with all matters reserved for the construction of a single dwelling house	Boscawen and Redannick	Schedule 2
(11) PA23/08899 Boscawen Woods	Works to trees under a Tree Preservation Order (TPO) namely; 3x mature Monterey Pines, (T825 - Fell to ground level, T2394 - Fell to ground level, T823/2879 - reduce large limb, sever ivy), and mature Lime T001 crown reduction	Tregolls	Approval recommended in line with the Tree Officer's advice.
(12) PA23/09059 19 Chainwalk Drive	Erection of two single storey extensions	Moresk and Trehaverne	Schedule 2
(13) PA23/07452 Chyvounder, Kenwyn Church Road, Kenwyn	Second floor extension with raised roof plus garage with workshop.	Moresk and Trehaverne	Schedule 2
(14) PA23/09210 18 Epworth Close	Internal alterations and one-storey side, rear and front extension to the existing dwelling.	Moresk and Trehaverne	Schedule 2

Schedule 1A

(15) PA23/08965 19 Treyew Road	Change of use of the property from commercial to commercial and residential, a new single-storey extension and a single-storey building in the rear garden.	Boscawen and Redannick	Schedule 2
(16) PA23/09492 45 Chirgwin Road	Works to a tree subject to a Tree Preservation Order for Sweet Chestnut - trim tree due to excessive shading, especially of neighbouring garden (please see accompanying photo).	Tregolls	Approval recommended

Schedule 1B

PLANNING APPLICATIONS – FOR THE MEETING 7 DECEMBER 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 30th 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)(a) PA23/08569 13-14 King Street	Install, repair and replace bird deterrent spring wire to the front facade (retrospective)	Moresk and Trehaverne	Approval recommended
(b) PA23/08570 13-14 King Street	Listed Building Consent for the above	Moresk and Trehaverne	Approval recommended
(2) PA23/08429 14 Mitchell Hill	Single storey extension	Moresk and Trehaverne	Approval recommended
(3)(a) PA23/08238 The Gatehouse, 11 Pydar Street	'Erection of gatehouse containing two self contained studios' with variation of condition 2 of decision PA21/10971 dated 21/01/2022.	Moresk and Trehaverne	Schedule 2
(b) PA23/08195 The Gatehouse, 11 Pydar Street	Listed Building Consent for the above	Moresk and Trehaverne	Schedule 2

Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 7 DECEMBER 2023
SCHEDULE 2 – Applications to be considered at the Meeting.

Application Details	Proposal	Ward	Recommendation from Chairman/ Vice-Chairman & Councillors
(1) PA23/07452 Chyvounder, Kenwyn Church Road, Kenwyn	Second floor extension with raised roof plus garage with workshop.	Moresk and Trehaverne	
(2) PA23/07637 5 Dobbs Lane	Part retrospective: Erection of outbuilding to replace former shed	Boscawen and Redannick	
(3)(a) PA23/08238 The Gatehouse, 11 Pydar Street	'Erection of gatehouse containing two self contained studios' with variation of condition 2 of decision PA21/10971 dated 21/01/2022.	Moresk and Trehaverne	
(b) PA23/08195 The Gatehouse, 11 Pydar Street	Listed Building Consent for the above	Moresk and Trehaverne	
(4) PA23/08584 Tredorne, St Clement	Works to trees under a tree preservation order (TPO) namely: Three Poplar Trees: Reduce crown and overhanging branches of two of the three	Tregolls	
(5) PA23/08859 Nationwide Building Society, Unit 4, Pydar Street	Application for Consent to Display an Advertisement, namely the replacement of 1no. Projecting signage with new 600mm, 1no. fascia and logo with new blue fascia and 290mm logo height. (Logo size reduced due to safe zone), safety manifestations with new, 1no. ATM surround and decals with new. And refreshment of decorations to shopfront with like for like	Moresk and Trehaverne	

Schedule 2

(6) PA23/08931 75 Treyew Road	Erection of 1 no dwelling with integral garage without compliance with condition 6 of decision SA03/0757/03/R dated 26.06.2003	Boscawen and Redannick	
(7) PA23/08965 19 Treyew Road	Change of use of the property from commercial to commercial and residential, a new single-storey extension and a single-storey building in the rear garden.	Boscawen and Redannick	
(8) PA23/09059 19 Chainwalk Drive	Erection of two single storey extensions	Moresk and Trehaverne	
(9) PA23/09125 Land South of Plynts House, Old Falmouth Road	Outline application with all matters reserved for the construction of a single dwelling house	Boscawen and Redannick	
(10) PA23/09210 18 Epworth Close	Internal alterations and one-storey side, rear and front extension to the existing dwelling.	Moresk and Trehaverne	
(11) PA23/09325 Kenwyn House, Kenwyn Road	Renovation, alteration, replacement extension and associated external works to Kenwyn House	Moresk and Trehaverne	

Premises Licence Applications

Licensing Application	Type of application	Truro City Council comments
The Flower Press Shop, Unit 6, Lemon Street Market	Grant of a Premises Licence. Supply of alcohol off sales.	Approval recommended