

TRURO CITY COUNCIL



CITY OF TRURO

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Town Clerk*

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January 2024

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 1 FEBRUARY 2024 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. **ELECTION OF PLANNING COMMITTEE VICE-CHAIRMAN**
To consider any nominations for the position of Vice-Chairman.
2. **APOLOGIES**
3. **DISCLOSURE OR DECLARATIONS OF INTEREST**
4. **PLANNING MINUTES** (Appendix 1)
To consider the minutes of the Planning Committee meeting held on 4 January 2024.
5. **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)

6. **TRANSPORT**

(i) Truro Transport Strategy Working Group

Standing Item for updates/discussion

(ii) Peninsula Transport Strategy Consultation

(Appendix 5)

Further to Minute 301(ii), to consider a draft collective response to the public consultation on Peninsula Transport’s draft transport strategy.

7. **CORRESPONDENCE**

8. **CHAIRMAN’S REPORT**

9. **DATE OF NEXT MEETING**

Thursday 7 March 2024. The agenda for the next Planning Committee to be held on 7 March 2024 will be prepared on Friday 1 March 2024. 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 29 February 2024 as no items other than those on the agenda can be considered at the meeting.



Proper Officer

**MEETING OF THE PLANNING COMMITTEE HELD 4 JANUARY 2024
at 7.00 pm**

PRESENT: Councillors Mrs Swain (Mayor & Chairman for meeting), Mrs Carlyon, Sealy, Sunderhauf, Webb, Wells and Wetherill.

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

Also in attendance: Councillor Mr Nolan.
Adam Whitehall speaking against Teylu House, Moresk Road (PA23/09543).

296 RESIGNATION

The Mayor reported that Councillor Ambler (Vice-Chairman) had recently resigned as a member of the Planning Committee. The Committee would be requested to elect a new Vice-Chairman at the next meeting.

297 CHAIRMAN FOR THE MEETING

In the absence of the Chairman, the Mayor, Councillor Mrs Swain chaired the meeting.

298 DISCLOSURES OR DECLARATIONS OF INTEREST

There were no disclosures or declarations of interest.

299 PLANNING MINUTES

The Minutes of the Planning Committee meeting held 7 December 2023 were considered for accuracy.

It was proposed by Councillor Wells, seconded by Councillor Webb, and

RESOLVED that the minutes of the Planning Committee meeting held 7 December 2023 were considered a correct record.

300 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 Wetherill, 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 January meeting cycle were as follows:

*(i) PA23/09667- Papers Past 7 Chapel Row
Approval – No objections in principle. Subject to comments and/or conditions.*

*(ii) PA23/09290 - Setfords Solicitors 5 Walsingham Place
Approval – No objections.*

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 Mrs Carlyon, seconded by Councillor Webb, and 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, it was proposed by Councillor Wells, seconded by Councillor Webb, that it be

RESOLVED that Cornwall Council be informed of the following recommendations as voted upon by Truro City Council's Planning Committee:

(i) Teylu House Moresk Road
(PA23/09543)

Refusal recommended for the proposed change of use of the dwelling and garage to a house in multiple occupation due to (a) overdevelopment, (b) impact on traffic (particularly given the close proximity of the site to a school), (c) unneighbourliness (due to the proximity of the access road to neighbours' windows), (d) insufficient parking spaces for the number of residents and (e) lack of clarity about whether the application was retrospective.

Proposer: Councillor Webb
Seconder: Councillor Wells

301 TRANSPORT

(i) Truro Transport Strategy Working Group

Councillor Wells reported that in his capacity as a Cornwall Council councillor he had recently been in contact with Cornwall Council Officers Andrew Archer & Rebecca Riley with a view to including parking zones (plus residents' parking zones) across Truro in the draft strategy due to their ramifications which impacted on the City in general, not just the specific location of the zone. He stated it would be useful to seek a wide range of representations. Further Cornwall Council was planning to focus work on the Truro strategy in 2024 and Andrew Archer would be the lead officer for Cornwall Council; a timetable for this project was expected shortly. The report was noted.

(ii) Peninsula Transport Strategy Consultation

A briefing note on a public consultation by Peninsula Transport (the sub-national transport body for Cornwall, Devon, Plymouth, Somerset and Torbay Councils) on their draft transport strategy was considered. The Committee was asked by the Chairman whether members should respond individually or collectively as a committee. The consultation was being conducted on-line including holding a number of webinar events, with a deadline of 5 February. Following a brief discussion Members generally agreed to providing a collective response. Accordingly, councillors were requested to send their reviews direct to the Chairman of the Committee to be received by 25 January in order that a draft response could be included in the agenda for the next Committee meeting on 1 February.

302 CORRESPONDENCE

There was no correspondence to report.

303 CHAIRMAN'S REPORT

There was no Chairman's report.

The meeting closed at 7.39pm

Chairman

DRAFT

Schedule 1A

PLANNING APPLICATIONS – FOR THE MEETING OF 1 FEBRUARY 2024

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 25.01.24 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) PA23/10078 Penavon Kenwyn Truro Cornwall	Proposed extension to existing raised decking.	Moresk And Trehaverne	
(2) PA24/00027 28 Highertown Truro Cornwall TR1 3QA	Variation of condition 2 (approved plans) of application PA23/00907 dated 03.10.2023 (Proposed residential unit and garden behind 28 and 28A Highertown, Truro part-retrospective).	Malabar	
(3) PA23/10353 39 Carvoza Road Truro Cornwall TR1 1BA	Proposed rear extension and alterations. Proposed new storage building.	Moresk And Trehaverne	
(4) PA23/10219 Land North Of Sundial House Coosebean Lane Truro Cornwall	Outline Planning Permission with some matters reserved (Access and Layout) for the Construction of One Self Build Dwelling & Associated Works.	Moresk And Trehaverne	
(5) PA23/10078 Penavon Kenwyn Truro Cornwall TR1 3DR	Proposed extension to existing raised decking.	Moresk And Trehaverne	
(6) PA24/00027 28 Highertown Truro Cornwall TR1 3QA	Variation of condition 2 (approved plans) of application PA23/00907 dated 03.10.2023 (Proposed residential unit and garden behind 28 and 28A Highertown, Truro part-retrospective).	Malabar	
(7) PA23/09805 21 Townsend Street Truro Cornwall TR1 3GL	Extension of driveway.	Boscawen and Redannick	
(8) PA23/10145 Truro School Trennick Lane Truro Cornwall TR1 1TH	Refurbishment of existing Assembly Hall (including new roof covering, photovoltaic solar panels, wind catchers).	Tregolls	
(9) PA23/10143 Truro School Trennick Lane Truro Cornwall TR1 1TH	Proposed new Music and Performance Centre.	Tregolls	
(10) PA23/08705 7 Chainwalk Drive Kenwyn Truro Cornwall TR1 3ST	Change roof on utility room and connect to existing pitched roof, bring utility door forward, Remove part of exterior wall between	Moresk And Trehaverne	

Schedule 1A

	old entrance and new entrance. Remove existing exterior door. Internal alterations.		
(11) PA23/10402 19 Chainwalk Drive Kenwyn Truro Cornwall TR1 3ST	Works to Trees covered by a Tree Preservation Order (TPO) - T1 - Ash - Pollard to approximately 10m height.	Moresk And Trehaverne	

Company data/ planning/ planning committee/ agendas 2024/ 01 02 24

Schedule 1B

PLANNING APPLICATIONS – FOR THE MEETING 1 FEBRUARY 2024

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 25.01.24 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
(1a) PA23/08652 23 Frances Street Truro Cornwall TR1 3DP	Metal railings to the front elevation of the house and a pair of gates to the garage drive - all within the curtalige of the property. Work to reinstate the railings in the original granite plinth which divides the property from the public pavement.	Moresk And Trehaverne	
(1b) PA23/08653 23 Frances Street Truro Cornwall TR1 3DP	Listed Building Consent:- Metal railings to the front elevation of the house and a pair of gates to the garage drive - all within the curtalige of the property. Work to reinstate the railings in the original granite plinth which divides the property from the public pavement.	Moresk And Trehaverne	
(2) PA23/09678 14 St Marys Street And 21 Old Bridge Street	Retention of conservation UPVC double-glazed windows and associated works.	Moresk And Trehaverne	
(3a) PA23/10366 2 The Parade Malpas Road Truro Cornwall TR1 1QE	Listed Building and Householder Application for proposals to demolish existing coal shed and rendered boundary wall to create a parking space and electric car charging port.	Tregolls	
(3b) PA23/10367 2 The Parade Malpas Road Truro Cornwall TR1 1QE	Listed Building and Householder Application for proposals to demolish existing coal shed and rendered boundary wall to the rear of 2, The Parade to for the construction of new parking space.	Tregolls	

Schedule 1B

(4) PA23/09713 10 The Parade Malpas Road Truro Cornwall TR1 1QE	Retrospective Listed building consent for proposed refurbishment and alterations to grade II listed building. (Amendments to proposal following approval of application PA23/00426.	Tregolls	
(5a) PA23/10213 55 Castle Street Truro Cornwall TR1 3AF	Construction of a shop and 2 no. residential flats.	Moresk And Trehaverne	
(5b) PA23/10214 55 Castle Street Truro Cornwall TR1 3AF	Listed building consent for external and internal refurbishments. Construction of rear conservatory and associated works.	Moresk And Trehaverne	
(6) PA23/08184 Bosallen 2 Union Place Truro Cornwall TR1 1EP	Listed building consent for external and internal refurbishments. Construction of rear conservatory and associated works.	Moresk And Trehaverne	
(7) PA23/08981 Goundry Pearce Ground Floor Front 19 Lemon Street Truro Cornwall TR1 2LS	Listed Building Consent for the proposed change of use from office use to residential with self contained basement flat and associated works.	Moresk And Trehaverne	

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) PA23/09346 Lighterage Quay Newham Road Newham Truro Cornwall TR1 2SU	Habitats Regulations Assessment (HRA) screening and request for approval under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 as amended. - Environment Agency	Boscawen And Redannick	
(2) PA24/00485 The Old Orchard Upper School Lane Truro Cornwall TR1 2HS	Proposed Dormers	Boscawen And Redannick	
(3a) PA24/00108 Cornwall Council County Hall Treyew Road Truro Cornwall TR1 3AY	Application for Non-Material Amendment to PA22/02718 for Roof mounted solar PV, a solar PV carport over the existing car park, along with associated infrastructure including electrical housing, namely 1) Removal and replacement of 12 precast concrete bollards. 2) Removal of small soft landscaped area and reinstatement to match the existing car park (tarmac).	Boscawen & Redannick	
(3b) PA24/00314 Cornwall Council County Hall Treyew Road Truro Cornwall TR1 3AY	Listed Building Consent for the removal and replacement of 12 precast concrete bollards and the removal of a small soft landscaped area and reinstatement to match the existing car park (tarmac).	Boscawen & Redannick	
(4) PA23/10295 59 Rosedale Road Kenwyn Truro Cornwall TR1 3SA	Retrospective ancillary building	Moresk And Trehaverne	

PENINSULA TRANSPORT: SHAPING THE FUTURE OF TRANSPORT ACROSS THE SOUTH WEST

Briefing note: Peninsula Transport Strategy consultation, December 2023

Peninsula Transport, the sub-national transport body for Cornwall, Devon, Plymouth, Somerset and Torbay councils, is running a public consultation on its draft transport strategy.

The strategy will be used to guide regional transport investment decisions through to 2050. It sets out four outcomes and a route map to achieving a strategic transport network that works for everyone – from businesses to communities and visitors.

By 2030 the desired outcomes are:

- **Easier journeys:** integrating walking and wheeling with the bus and rail network, to make getting around without a car easy.
- **Going electric:** affordable zero-emission transport through a reliable electric vehicle charging network.
- **A connected peninsula:** safe, reliable and resilient road and rail travel within the peninsula and beyond.

These outcomes will ultimately lead to the key objective of:

- **Completing the network:** improved connections within a growing and fully integrated transport network on a path to net zero.

The strategy will be the foundation of a Strategic Investment Plan which will identify and prioritise transport schemes and projects that reflect national and regional policies and best meet the needs of the user. The transport strategy does not replace Local Transport Plans developed by local authorities but provides a series of strategic objectives to guide the development of local policies.

The strategy is available on our consultation space held on www.peninsulatransport.org.uk

CONSULTATION AND EVENTS

Our consultation is now open and we invite stakeholders to review the Peninsula Transport Strategy and feedback to Peninsula Transport through a short online survey that can be found at:

https://plymouth-consult.objective.co.uk/public/transport/peninsula_transport_strategy

Webinars: Peninsula Transport will be hosting free webinars throughout January 2024, open to anyone interested in finding out more about the strategy. Dates will be released shortly any people can pre-register interest at www.peninsulatransport.org.uk.

Share: help spread the work and share our consultation with others. Please feel free to share this briefing and the link with your networks. We are also promoting the strategy via our social media channels and would welcome your support in sharing content across your own channels.

- LinkedIn: <https://www.linkedin.com/company/peninsula-transport/>
- X (formerly Twitter): <https://twitter.com/PensTransport>

EVIDENCE BASE

We consulted on and finalised our vision, which also set out a series of high-level goals for the STB to take forward, in 2021. Since then, we have produced a comprehensive evidence base to create a

strong understanding of how the peninsula works and what will bring the biggest benefits to the region. The recommendations and priorities identified in individual pieces of technical work were brought together to define the four key outcomes set out in the transport strategy and develop a route map to achieving a better strategic transport network. Our full suite of technical works can be accessed: <https://www.peninsulatransport.org.uk/technical-work/>

WHAT HAPPENS NEXT

Once the consultation closes, we will take the time to review and analyse all the responses, using the feedback to finalise the Peninsula Transport Strategy. The final draft of the Peninsula Transport Strategy will then be submitted to the Peninsula Transport Board to approve its adoption.

If adopted, we expect to publish the final strategy in March 2024. It will then be used to develop the Strategic Investment Plan and we will work with government, industry and local authorities to deliver its aims for the peninsula.

To keep up to date with the work of Peninsula Transport you can join our mailing list here: <http://eepurl.com/hynxmf>.

ABOUT PENINSULA TRANSPORT

Peninsula Transport is the sub-national transport body (STB), bringing together the five lead transport authorities in the peninsula (Cornwall, Devon, Plymouth, Somerset and Torbay) to work directly with the Department for Transport (DfT) on the strategic transport priorities for the region. Sub-national Transport Bodies were established as part of the Cities and Local Government Act 2016.

Formed in 2018, we are a partnership established to transform transport and boost economic growth for the peninsula. Our role is to guide and advise government on our regional transport priorities and investment by developing and then maintaining a regional transport strategy. Our work is aimed at enhancing strategic cross-boundary connectivity and complements the work of our local authorities to enhance local connectivity.

More information is available on our website, <https://www.peninsulatransport.org.uk/>, or you can contact us by emailing info@peninsulatransport.org.uk