

**MEETING OF THE PLANNING COMMITTEE HELD 1 DECEMBER 2020
at 7.00 pm via ZOOM VIRTUAL MEETINGS**

PRESENT: Councillors Allen, Mrs Carlyon, Ellis, Nolan, Pascoe, Mrs Swain, Vella (Chairman) and Wells

APOLOGIES: Apologies of absence were reported from Councillors Mainwaring-Evans, Tamblyn and Webb

Also in attendance: Sam Nicholson, Sam Irving and Mel Brain – Chough House (PA20/09699);
James Wood, Rob Orchard, Spyridon Katsaros – Carrick House, Pydar Street (PA20/00963)

282 DISCLOSURES OR DECLARATIONS OF INTEREST

283 PLANNING MINUTES

The Minutes of the Planning Committee meeting held 5 November 2020 were considered a correct record with the addition that Councillor Wells had advised Councillor Mrs Swain that as she did not live near to the application at Beechwood Parc (PA20/08658), she was able to speak on the application and vote.

284 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 Vella (Chairman) 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

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 and at the meeting having heard the comments of the TCAAC, it was proposed by Councillor Vella (Chairman) 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) Chough House, River Street (1)

(PA20/09699)

Unanimous approval recommended.

Proposer: Councillor Vella

After the vote was taken, the officers and agents for this application left the meeting.

(ii) **Carrick House, Pydar Street (2)**

(PA20/00963)

Approval recommended for the outline application with substantial reservations. Although the Committee welcomed the line-of-sight views, it had severe misgivings over the massing of the proposed buildings (height and volume), and wished to see the larger buildings at the bottom of the development and the shorter at the top.

Proposer: Councillor Nolan

Secunder: Councillor Wells

Councillors Mrs Carlyon and Mrs Swain wished for their names to be recorded as having voted against the above recommendation.

After the vote was taken, the officers and agents for this application left the meeting.

Councillor Nolan left the meeting at 7:55pm

(iii) **57 Treworder Road (3)**

(PA20/01987)

Unanimous approval to the proposed alterations on the condition the accommodation is ancillary to the main dwelling, and that the artificial cladding is substituted by render to match the existing.

Proposer: Councillor Vella (Chairman)

(iv) **15 Victoria Square (4)**

(PA20/05164)

Approval recommended subject to the removal of the ground floor store beneath the stairs as it was a potential fire hazard. Members also sought clarification on the number of flats as the application stated four and yet the plans showed 2.

(v) **14 High Cross (5)**

(PA20/07593)

Unanimous approval for the change of use application subject to there being no illuminated signs or lighting as per the comments of the TCAAC.

Proposer: Councillor Vella (Chairman)

(vi) **21 Union Place (6a & b)**

(PA20/08925 & PA20/08926)

Approval recommended subject to the comments of the TCAAC that state 'members felt that the use of UPVC rainwater goods and aluminium windows and doors on the ground floor are not appropriate for a Listed Building within a Conservation Area.'

Proposer: Councillor Mrs Swain

Secunder: Councillor Ellis

(vii) **4 Benson Road (7)**

(PA20/09383)

Unanimous refusal for the proposed dwelling on the grounds of the loss of the garden and the proposal constituting overdevelopment and that it would create an unacceptable precedent that could over time result in a new cramped street.

Proposer: Councillor Wells

Secunder: Councillor Pascoe

(viii) **Land SE of Park & Ride, Threemilestone (8)**
(PA20/09599)
Approval recommended.

Proposer: Councillor Vella (Chairman)

Councillor Mrs Carlyon wished to have her name recorded as having voted against the above recommendation, and Councillor Mrs Swain abstained.

(ix) **12 Princes Street (9)**
(PA20/09694)

Approval recommended for the refurbishment of the shop front though Members asked for the top window not to be painted yellow, and that the green tiles be reconsidered as they were not considered appropriate for the Conservation Area (as per the comments from the TCAAC).

Proposer: Councillor Vella (Chairman)

285 CHAIRMAN'S REPORT

The Chairman reported that at the meeting of the Truro and Kenwyn Neighbourhood Development Plan Steering Group earlier that afternoon, a vote to align the positions of the two Councils, and that would allow for the Plan to move forward, had been lost. The chairman was waiting on an update from the Town Clerk as to what happened during the rest of the meeting.

286 CORRESPONDENCE **Woodland Heights**

The Chairman read out an email from a neighbour concerned about issues surrounding works at Woodland Heights (PA18/02262) that had not been resolved, and regarding an appeal for the same property (PA20/04528), asking if the Committee would consider reiterating their refusal for the original application.

Following discussion, during which Members agreed their position still stood, Councillor Vella (Chairman) agreed to write an email to the Appeals Officer reiterating the Committee's views.

AONB Management Plan (Minute 248, page 120, 5.11.20 refers)

Councillor Mrs Carlyon, who had been asked to consider a response to the above along with the Chairman and Vice-Chairman of the Committee, read out some of her thoughts to the AONB Management Plan and pointed out there were 22 questions to be answered by the closing date (6 December). Councillor Biscoe (Mayor) agreed to liaise with Councillor Mrs Carlyon in formulating a response which they would submit on behalf of the Committee.

The meeting closed at 8:57pm.

CHAIRMAN

Schedule 1A

PLANNING APPLICATIONS – FOR THE MEETING OF 1 DECEMBER 2020
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 Wednesday 25th 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	Comments from Case Officers	Recommendation from Chairman/ Vice-Chairman & Councillors
(1) PA20/01987 57 Treworder Road Mr and Mrs A Williams	Alterations to form additional first floor bedroom	Redannick	Claire Broughton:	Schedule 2
(2) PA20/09361 31 Treffry Road Mr Hay	Replacement of existing conservatory with an extension to an end-of-terrace dwelling	Boscawen	Claire Broughton:	Approval recommended subject to there being no sustainable objection from the neighbour to the east (no,32 Treffry Road)
(3) PA20/09430 2 Chirgwin Road Mr Douglas Read	To fell Weeping Birch tree subject to TPO	Tregolls	Claire Broughton:	Refusal recommended on the grounds that there is no professional report that might justify felling of a healthy mature tree that has high public amenity value.
(4) PA20/09542 6 Daubuz Close, Kenwyn Mr Randall & Miss Barratt	Proposed rear extension to bungalow and garage	Trehaverne	Sophie Rogers:	Approval recommended

Schedule 1A

<p>(5) PA20/09525 15 Redannick Crescent Mr J Wingfield</p>	<p>Single storey extension with internal modifications</p>	<p>Redannick</p>	<p>Janice Taylor: The proposal seeks to replace an existing single storey rear extension, I do not have any initial concerns with the proposal.</p>	<p>Approval recommended subject to any sustainable objections from the neighbours</p>
<p>(6) PA20/09383 4 Benson Road Mrs K Pryor</p>	<p>Proposed dwelling</p>	<p>Trehaverne</p>	<p>Tim Marsh:</p>	<p>Schedule 2</p>
<p>(7) PA20/09505 Nampara, Nampara Way Mr & Mrs Pickering</p>	<p>2 storey flat roofed extension to form a ground floor study and enlarge a bedroom</p>	<p>Tregolls</p>	<p>Janice Taylor:</p>	<p>Approval recommended subject to any sustainable objections from the neighbours</p>
<p>(8) PA20/00963 Carrick House, Pydar Street Mr Phil Mason</p>	<p>Outline planning application with all matters reserved for up to 320 dwellings, up to 400 student bed spaces, up to 21,000sqm of floor space to include leisure, office, hotel, community, small retail, education/innovation and food and beverage units and associated works including Environmental Impact Assessment.</p>	<p>Boscawen</p>	<p>Matthew Doble:</p>	<p>Schedule 2</p>
<p>(9) PA20/10012 Sunrise, 94A Chirgwin Road Mr & Mrs Allam</p>	<p>Proposed mobility scooter store with solar panels to the new roof</p>	<p>Tregolls</p>	<p>Sophie Rogers:</p>	<p>Approval recommended</p>
<p>(10) PA20/10165 Wide Grass Verge between St Clements Hill and Chirgwin Road Kevin Bryant, Cormac</p>	<p>Proposed tree works to T1 Maple / T4 Pine / T5 Oak / G1 Pine</p>	<p>Tregolls</p>	<p>Janice Taylor:</p>	<p>Approval recommended</p>

Schedule 1A

(11) PA20/09599 Land SE Of Park and Ride Threemilestone Mr Phillip Mason Strategic Director Economic Growth and Development	Construction of an energy centre, incorporating electricity substation and battery storage ,ancillary groundwork, Landscaping with a new vehicular access from the Langarth park and ride site .Proposals include new pedestrian route from the park and ride incorporating a viewing area of the energy centre including a Environmental Statement.	Kenwyn	Matt Doble:	Schedule 2
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Schedule 1B

PLANNING APPLICATIONS – FOR THE MEETING OF 1 DECEMBER 2020
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 Wednesday 25th 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	Comments from Case Officers	Recommendation from Chairman/ Vice-Chairman & Councillors
(1)(a) PA20/08925 21 Union Place Janet Skinnard	Removal of existing rear store and single storey rear extension. Construction of extension forming a kitchen/dining area at ground floor level and a bathroom at first floor level.	Boscawen	Claire Broughton:	Schedule 2
(b) PA20/08926 21 Union Place Janet Skinnard	Listed Building Consent for the above.	Boscawen	Claire Broughton:	Schedule 2
(2) PA20/07593 14 High Cross Mr David Westaway, Red Elephant Beer Cellar Ltd	Change of use from current use E(a) and A1 to mixed use E(a), A1 and A4 to enable sale of alcohol for consumption on or off the premises.	Boscawen	Sophie Rogers:	Schedule 2

Schedule 1B

<p>(3) PA20/09629 Brucefield House, Agar Road Mr John Marshall</p>	<p>Proposed single storey extension</p>	<p>Boscawen</p>	<p>Martin Woodley: I have reviewed the scheme and it looks as though the single storey flat roofed addition is on the rear in a more discrete location and context and as such there would be a minimal impact on the street scene, neighbours and wider conservation area character given the well-screened nature of the site along Agar Road and the elevated ground levels to the rear. The addition appear to be appropriately detailed in respect of the parapet enclosure, glazing, wildflower green roof and external finishes</p>	<p>Approval recommended subject to any requirements of the conservation officer and the TCAAC</p>
<p>(4) PA20/05164 15 Victoria Square Mr J Beeching</p>	<p>Listed building consent for proposed change of use of first and second floor to 4 bedsits with reinstatement of existing door at ground floor level.</p>	<p>Boscawen</p>	<p>Jeremy Content:</p>	<p>Schedule 2</p>
<p>(5) PA20/09694 12 Princes Street Mr Raj Manek, Loungers UK Ltd</p>	<p>Refurbishment of shopfront</p>	<p>Boscawen</p>	<p>Tim Marsh:</p>	<p>Schedule 2</p>
<p>(6) PA20/09699 Chough House, River Street Cornwall Council</p>	<p>Conversion of office to a Safe Place to Stay facility comprising 9 single bedrooms with ensuite bathrooms and 2 emergency rooms, staff areas, interview rooms and ancillary spaces, installation of air source heat pump and photo voltaic panel array to roof</p>	<p>Boscawen</p>	<p>Claire Broughton:</p>	<p>Schedule 2</p>

Schedule 2

**PLANNING APPLICATIONS – FOR THE MEETING OF 1 DECEMBER 2020
SCHEDULE 2 – Applications to be considered at the Meeting.**

Application Details	Proposal	Ward	Comments from Case Officers	Recommendation from Chairman/ Vice-Chairman & Councillors
(1) PA20/09699 Chough House, River Street Cornwall Council	Conversion of office to a Safe Place to Stay facility comprising 9 single bedrooms with ensuite bathrooms and 2 emergency rooms, staff areas, interview rooms and ancillary spaces, installation of air source heat pump and photo voltaic panel array to roof	Boscawen	Claire Broughton:	Approval
(2) PA20/00963 Carrick House, Pydar Street Mr Phil Mason	Outline planning application with all matters reserved for up to 320 dwellings, up to 400 student bed spaces, up to 21,000sqm of floor space to include leisure, office, hotel, community, small retail, education/innovation and food and beverage units and associated works including Environmental Impact Assessment.	Boscawen	Matthew Doble:	Conditional Approval
(3) PA20/01987 57 Treworder Road Mr and Mrs A Williams	Alterations to form additional first floor bedroom	Redannick	Claire Broughton:	Conditional Approval

Schedule 2

(4) PA20/05164 15 Victoria Square Mr J Beeching	Listed building consent for proposed change of use of first and second floor to 4 bedsits with reinstatement of existing door at ground floor level.	Boscawen	Jeremy Content:	Conditional Approval
(5) PA20/07593 14 High Cross Mr David Westaway, Red Elephant Beer Cellar Ltd	Change of use from current use E(a) and A1 to mixed use E(a), A1 and A4 to enable sale of alcohol for consumption on or off the premises.	Boscawen	Sophie Rogers:	Conditional Approval
(6)(a) PA20/08925 21 Union Place Janet Skinnard	Removal of existing rear store and single storey rear extension. Construction of extension forming a kitchen/dining area at ground floor level and a bathroom at first floor level.	Boscawen	Claire Broughton:	Conditional Approval
(b) PA20/08926 21 Union Place Janet Skinnard	Listed Building Consent for the above.	Boscawen	Claire Broughton:	
(7) PA20/09383 4 Benson Road Mrs K Pryor	Proposed dwelling	Trehaverne	Tim Marsh:	Refusal
(8) PA20/09599 Land SE Of Park and Ride Threemilestone Mr Phillip Mason Strategic Director Economic Growth and Development	Construction of an energy centre, incorporating electricity substation and battery storage ,ancillary groundwork, Landscaping with a new vehicular access from the Langarth park and ride site .Proposals include new pedestrian route from the park and ride incorporating a viewing area of the energy centre including a Environmental Statement.	Kenwyn	Matt Doble:	Approval
(9) PA20/09694 12 Princes Street Mr Raj Manek, Loungers UK Ltd	Refurbishment of shopfront	Boscawen	Tim Marsh:	Conditional Approval