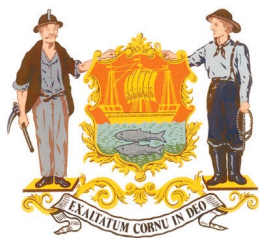


TRURO CITY COUNCIL



CITY OF TRURO

Town Clerks Department
Municipal Buildings
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Truro TR1 2NE
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March 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 7 MARCH 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. **MEMBERSHIP**
To welcome any new member(s) to the Committee following the meeting of the Committee Selection Committee held on 4 March 2024.
2. **APOLOGIES**
3. **ELECTION OF PLANNING COMMITTEE VICE-CHAIRMAN**
To consider any nominations for the position of Vice-Chairman.
4. **DISCLOSURE OR DECLARATIONS OF INTEREST**
5. **PLANNING MINUTES**
To consider the minutes of the Planning Committee meeting held on 1 February 2024. (Appendix 1)

6. **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)

7. **TRURO TRANSPORT STRATEGY WORKING GROUP**

Standing Item for updates/discussion

8. **CORRESPONDENCE**

9. **CHAIRMAN’S REPORT**

10. **DATE OF NEXT MEETING**

Thursday 4 April 2024. The agenda for the next Planning Committee to be held on 4 April 2024 will be prepared on Friday 29 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 28 March 2024 as no items other than those on the agenda can be considered at the meeting.



Proper Officer

**MEETING OF THE PLANNING COMMITTEE HELD 1 FEBRUARY 2024
at 7.00 pm**

PRESENT: Councillors Pascoe (Chairman), Mrs Carlyon, Hall, Sunderhauf, Webb, Wells and Wetherill.

APOLOGIES: Apologies of absence were received from Councillors Rabey (Deputy Mayor), Sealy and Mrs Swain (Mayor).

Also in attendance: Councillor Biscoe.
Councillor Dulcie Tudor CC answering questions about PA23/07853 Truro Sport Hub.

331 ELECTION OF PLANNING COMMITTEE VICE-CHAIRMAN

It was noted that a number of Councillors had expressed an interest in joining or re-joining the Committee therefore it was proposed by Councillor Sunderhauf, seconded by Councillor Webb, and

RESOLVED that the election of a Planning Committee Vice-Chairman be deferred to the next meeting.

332 DISCLOSURES OR DECLARATIONS OF INTEREST

There were no disclosures or declarations of interest.

333 PLANNING MINUTES

The Minutes of the Planning Committee meeting held 4 January 2024 were considered for accuracy.

It was proposed by Councillor Mrs Carlyon, seconded by Councillor Wells, and

RESOLVED that the minutes of the Planning Committee meeting held 4 January 2024 were considered a correct record.

334 PLANNING CONSULTATION

(a) Schedule 1A

A typographical error on the schedule heading was corrected: "7 December 2023" was replaced by "1 February 2024". Due to the limited time that Councillors of Truro City Council had been given 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 Wells, seconded by Councillor Hall, and that it be

RESOLVED that the applications contained within Schedule 1A, with the exceptions of applications 8 & 9 (moved to Schedule 2), be approved and adopted by the Planning Committee.

(b) Schedule 1B

The TCAAC recommendations for the February meeting cycle were as follows:

*(i) PA23/08653 – Godolphin House 23 Frances Street Truro TR1 3DP
Approval – Welcomed positively. Subject to comments and/or conditions.*

*(ii) PA23/09678 - 14 St Marys Street & 21 Old Bridge Street Truro TR1 2AF
Refusal – with strong objections.*

(iii) PA23/10366 - 2 The Parade Malpas Road Truro TR1 1QE
Refusal – Not Acceptable in its Present Format.

(iv) PA23/10367 - 2 The Parade Malpas Road Truro TR1 1QE.
All as PA23/10367 above.

(v) PA23/09713 - 10 The Parade Malpas Road Truro TR1 1QE
Approval – Subject to comments and/or conditions

(vi) PA23/10213 – 54 (land adjacent to 55) Castle Street Truro TR1 3AF.
Deferral – with Request to See Again (Subject to comments and conditions)

(vii) PA23/10214 - 54 (land adjacent to 55) Castle Street Truro TR1 3AF.
All as PA23/10213 above.

(viii) PA23/08184 - Bosallen 2 Union Place Truro TR1 1EP.
Deferral – with Request to See Again (Subject to comments and conditions)

(ix) PA23/08981 - Goundry Pearce Ground Floor Front 19 Lemon Street TR1 2LS.
Deferral – with Request to See Again (Subject to comments and conditions)

(x) PA24/00108 Cornwall Council County Hall Treyew Road Truro TR1 3AY.
Deferral – with Request to See Again (Subject to comments and conditions)

(xi) PA24/00314 Cornwall Council County Hall Treyew Road Truro TR1 3AY.
All as PA23/00108 above.

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 Wells, seconded by Councillor Hall, and that it be

RESOLVED that the applications contained within Schedule 1B, with the exceptions of applications 2, 3a and 3b, be approved and adopted by the Planning Committee.

(c) Schedule 2

A typographical error on the schedule heading was corrected: “7 December 2023” was replaced by “1 February 2024”. 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 Hall, that it be

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

(i) Lighterage Quay Newham Road Newham Truro Cornwall TR1 2SU
(PA23/09346)

A decision on the application was deferred pending the applicant making a presentation on the application at the next meeting following concerns raised by some members on the potential impact of the proposal on the river and surrounding land, and in particular the City Council’s estate nearby.

Proposer: Councillor Webb
Secunder: Councillor Mrs Carlyon

(ii) The Old Orchard Upper School Lane Truro Cornwall TR1 2HS
(PA24/00485)

Refusal recommended pending clarity on the drawings as submitted which appear to show an extension in addition to dormer windows.

Proposer: Councillor Pascoe
Secunder: Councillor Sunderhauf

(iii) Cornwall Council County Hall Treyew Road Truro Cornwall TR1 3AY
PA24/00108

That the additional space created should be used for the storage or parking of cycles instead of for parking cars & the location for this area may need to be adjusted accordingly, to better reflect the aims of Cornwall Council's transport policy.

Proposer: Councillor Wetherill
Secunder: Councillor Webb

(iv) Cornwall Council County Hall Treyew Road Truro Cornwall TR1 3AY
PA24/00314

Approved.

Proposer: Councillor Pascoe
Secunder: Councillor Webb

(v) 59 Rosedale Road Kenwyn Truro Cornwall TR1 3SA
PA23/10295

Approved.

Proposer: Councillor Pascoe
Secunder: Councillor Hall

(vi) 14 St Marys Street And 21 Old Bridge Street
PA23/09678

Refused due to the application site being located opposite a Grade 1 listed building (Truro Cathedral) and being surrounded by listed buildings. Wooden fenestration should be installed appropriate to the Conservation Area.

Proposer: Councillor Mrs Carlyon
Secunder: Councillor Webb

(vii) 2 The Parade Malpas Road Truro Cornwall TR1 1QE
PA23/10366

Approved subject to no works going ahead without the approval of the Conservation Officer.

Proposer: Councillor Mrs Carlyon
Secunder: Councillor Wells

(viii) 2 The Parade Malpas Road Truro Cornwall TR1 1QE
PA23/10367

Approved subject to no works going ahead without the approval of the Conservation Officer

Proposer: Councillor Webb
Secunder: Councillor Sunderhauf

(ix) Truro School Trennick Lane Truro Cornwall TR1 1TH
PA23/10145
Approved.

Proposer: Councillor Sunderhauf
Seconder: Councillor Webb

(x) Truro School Trennick Lane Truro Cornwall TR1 1TH
PA23/10143
Approved.

Proposer: Councillor Sunderhauf
Seconder: Councillor Webb

335 TRANSPORT

(i) Truro Transport Strategy Working Group

The Chairman reported that the Group had not met since the last meeting.

(ii) Peninsula Transport Strategy Consultation

The Chairman agreed transmit the views he had received from Members since the last meeting to Peninsula Transport.

336 CORRESPONDENCE

Planning Clerk

The Chairman echoed Full Council & thanked the Planning Clerk for her work in support of the Planning Committee & Council more widely in a time of continued staff shortage. It was noted that an administrator post would be advertised for recruitment shortly.

Truro Sports Hub PA23/07853

Earlier in the meeting the Chairman asked the Committee to consider this matter because the deadline for comments was Friday 2 February. The item was not listed on the agenda so a decision could not be made at this meeting. However, under his delegated powers, in consultation with the Mayor or Deputy Mayor, the views of the Committee were requested for onward transmission to the relevant Cornwall Council planning officer. During discussion a couple of Councillors expressed concerns regarding the proposed 3G pitch material & the perceived need to segregate pedestrians & cyclists on the path linking the 2 pitched. With the agreement of the Chairman Councillor Dulcie Tudor CC answered questions. However, overall, the Committee was generally supportive of the proposal.

337 CHAIRMAN'S REPORT

There was no Chairman's report.

The meeting closed at 8.35 pm

Chairman

Schedule 1A

PLANNING APPLICATIONS – FOR THE MEETING OF 7 MARCH 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 29.02.24 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
PA23/10323 Piggy Lane Truro	Engineering works	Boscawen And Redannick	Move to Schedule 2
PA24/00602 2 Copes Gardens Truro Cornwall TR1 3SN	Prior approval for the proposed raising of the roof to provide sufficient height for an extension up in the current roof space	Moresk And Trehaverne	
PA24/00206 Land West Of 4 Hamilton Close	Submission of details to discharge Condition numbers 3, 4, 5 and 9 in respect of Decision Notice PA23/00973 dated 15/08/23	Moresk And Trehaverne	
PA24/00836 Land Adjacent Hangmans Cottage Hamilton Close Truro Cornwall	Submission of details to discharge Conditions 3, 4, 5 and 7 in respect of Decision Notice PA22/11019 dated 15.08.23.	Moresk And Trehaverne	
PA24/00665 Land To The South Of 1-5 Beechwood Parc Truro Cornwall TR1 1FA	Works to trees subject to a Tree Preservation Order - Works to Sycamore and Hazel trees	Tregolls	
PA24/01158 Kelsey Apartments City Road Truro Cornwall TR1 2JL	Submission of details to discharge condition 2 in relation to Decision notice PA23/03789 dated 31.07.2023	Boscawen And Redannick	
PA24/00730 17 Tinney Drive Truro Cornwall TR1 1AT	Works to trees subject to a Tree Preservation Order for Oak (T1) - remove 3 low branches overhanging fence, garden and growing near to property. Additionally, reduce crown by approximately 3-4m to mitigate risk of branches falling over property. Oak (T2) - remove 4 lowest branches growing towards property and 6 sub-branches.	Tregolls	
PA24/00196 Langweath Lodge Old Falmouth Road Truro Cornwall	Outline Planning Permission with all matters reserved for a proposed development of 6 dwellings.	Boscawen And Redannick	Move to Schedule 2

Schedule 1B

PLANNING APPLICATIONS – FOR THE MEETING 7 MARCH 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 29.02.24 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
PA24/00838 Truro Courts Of Justice Edward Street Truro Cornwall	Listed building consent to replace the existing vehicle doors, rails and rollerwheels.' with variation of condition 2 of decision PA23/00940 dated 28/03/2023.	Moresk And Trehaverne	
PA24/00815 Old Cathedral School Cathedral Close Truro Cornwall TR1 2FQ	Listed building consent for Internal amendments to first floor offices including the construction of a breakout booth to the south of the corridor, conversion of an internal store into a meeting booth with new doors, and alterations to ceiling above WC's	Moresk And Trehaverne	
PA24/01267 Chytodden 16 Kenwyn Road Kenwyn Truro Cornwall TR1 3SZ	Works to trees subject to a Tree Preservation Order - removal of 4 low branches of a mature Copper Beech tree	Moresk And Trehaverne	
PA24/00607 Land To The Rear Of The Halifax 13-14 Pydar Street Truro Cornwall	Submission of details to discharge Condition 3 in respect of Decision Notice PA23/06566 dated 19/12/23	Moresk And Trehaverne	
PA23/01387/PREAPP Harbour Offices Town Quay Truro Cornwall TR1 2HJ	Pre-application advice for a new pedestrian and cycle bridge between Garras Wharf and Town Quay, including creating an opening within existing listed railings, to create new pedestrian and cycle route away from A390.	Moresk And Trehaverne	Move to Schedule 2

Schedule 1B

	other works to include resurfacing of quay, installation of raised planters, renovation of Harbour office building, creation of commercial pop up opportunities, installation of historic maritime artifact plus installation of access ladders on quay wall.		
PA24/00274 R/O 18 Lemon Street (1 Tabernacle Street) Truro Cornwall TR1 2EJ	Change of use of ground floor shop to commercial, business and service use Class E and hotel use Class C1, siting of solar panels to roof of apartments, installation of one ground floor and four first floor windows and associated works	Moresk And Trehaverne	Move to Schedule 2
PA24/00113/PREAPP Street Record Tabernacle Street Truro Cornwall	Pre application advice for Proposed upgrades to the public realm of lemon quay, including landscaping and planting, enhancement to subway entrance, new interacting lighting/projection, new In-ground LED lighting strips new benches, new below ground services resurfacing ,signage and improvements to accessibility.	Moresk And Trehaverne	Move to Schedule 2

Company data/ planning/ planning committee/ agendas 2024/ 07 03 24

Schedule 2

**PLANNING APPLICATIONS – FOR THE MEETING OF 7 MARCH 2024
SCHEDULE 2 – Applications to be considered at the Meeting.**

Application Details	Proposal	Ward	Recommendation from Chairman/ Vice-Chairman & Councillors
PA23/01387/PREAPP Harbour Offices Town Quay Truro Cornwall TR1 2HJ	Pre-application advice for a new pedestrian and cycle bridge between Garras Wharf and Town Quay, including creating an opening within existing listed railings, to create new pedestrian and cycle route away from A390. other works to include resurfacing of quay, installation of raised planters, renovation of Harbour office building, creation of commercial pop up opportunities, installation of historic maritime artifact plus installation of access ladders on quay wall.	Moresk And Trehaverne	
PA24/00196 Langweath Lodge Old Falmouth Road Truro Cornwall	Outline Planning Permission with all matters reserved for a proposed development of 6 dwellings.	Boscawen And Redannick	
PA24/00113/PREAPP Street Record Tabernacle Street Truro Cornwall	Pre application advice for Proposed upgrades to the public realm of lemon quay, including landscaping and planting, enhancement to subway entrance, new interacting lighting/projection, new In-ground LED lighting strips new benches, new below ground services resurfacing ,signage and improvements to accessibility.	Moresk And Trehaverne	
PA24/00274 R/O 18 Lemon Street (1 Tabernacle Street) Truro Cornwall TR1 2EJ	Change of use of ground floor shop to commercial, business and service use Class E and hotel use Class C1, siting of solar panels to roof of apartments, installation of one ground floor and four first floor windows and associated works	Moresk And Trehaverne	
PA23/10323 Piggy Lane Truro	Engineering works	Boscawen And Redannick	