

# TRURO CITY COUNCIL



CITY OF TRURO

Town Clerks Department  
Municipal Buildings  
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August 2024

To: The Mayor (Councillor Mrs C Swain)  
Deputy Mayor (Councillor S Rabey)  
Chairman (Councillor Pascoe), Vice-Chairman (Councillor Wetherill) and Councillors Mrs Carlyon, Griffiths, Green, Hall, Nolan, Mrs Nolan, Unwin & Webb.

Dear Councillor

NOTICE IS HEREBY GIVEN that the meeting of the **PLANNING COMMITTEE** will be held at the **TRURO COMMUNITY LIBRARY (LARGE COMMUNITY ROOM, TOP FLOOR), UNION PLACE** on **THURSDAY 15 AUGUST 2024 at 7.00pm** for the transaction of the under mentioned business:

*Members of the public have the right to speak at meetings of Truro City Council's Planning & Licensing Committee during consideration of planning applications, 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](mailto:info@truro.gov.uk) or letter to the Municipal Buildings, no later than 5pm on the Tuesday before the Thursday meeting.*

## A G E N D A

1. **COUNCILLORS IN ATTENDANCE AND APOLOGIES**
2. **DISCLOSURE OR DECLARATIONS OF INTEREST**
3. **MINUTES** (Appendix A, TCAAC minutes to follow)
  - (i) To consider the minutes of the Planning Committee meeting held on 25 July 2024.
  - (ii) To receive and note the minutes of the TCAAC meeting held 13 August 2024.
4. **CHAIRMAN'S REPORT**
5. **PUBLIC PARTICIPATION**
6. **PLANNING CONSULTATION**

To consider plans submitted in accordance with planning consultation procedure:  
For schedule 1A & 1b the chairman's proposals are to be voted for "en bloc," except for individual applications a Councillor may request to consider in greater detail at this meeting.

  - (i) Schedule 1A – proposal "en bloc".
    - a) [PA24/05678 | Works subject to a Tree Preservation Order - T1 - 1 x large Sycamore - coppice at approx 0.3m height - due to apparent root expansion causing damage to adjacent retaining wall, significant weighting of tree in opposing direction, risk of damage to property/harm to people in event of failure | 52 Hightertown Truro Cornwall TR1 3QA](#)
    - b) [PA24/05019 | Widening of rear carport and erection of garage | 5 Polruan Road Malpas Truro Cornwall TR1 1QR](#)
    - c) [PA24/05707 | Siting of additional laundry and welfare units. | Morse's Yard Heron Way Newham Truro Cornwall TR1 2XN](#)
    - d) [PA24/05672 | Works to trees subject to a Tree Preservation Order \(TPO\), works include T1 Remove back to terminal stem 1 lower spur overhanging garden T2 Remove back to terminal stem 2 lower spurs overhanging garden T3 Remove back to terminal stem 2 lower spurs overhanging decking area T4 Remove back to](#)

terminal stem 2 lower spurs overhanging decking area, and prune canopy back to epicormic growth or sufficient laterals where possible overhanging roof. T5 Remove back to terminal stem 1 lower spur overhanging garden at rear of house. Road side T5 - T3 incl. Additional trees / hedgerow: Crownlift by 20% of canopy Prune hedgerow back to wall (e.g Eleagnus) | Rashleigh Vale Truro Cornwall TR1 1TJ

- e) PA24/04920 | Application for works to Trees subject to Tree Preservation Order namely a mature beech and Ash - cut a safety clearance around the electricity pole | Chywarveneth New Mills Lane Truro Cornwall TR1 3EB
  - f) PA24/05902 | Works to trees subject to a Tree Preservation Order (TPO), works include T1 Oak - There are several dead branches (one being relatively substantial, see attached photo) over the garden and fence and a small torn branch higher up in the crown. The proposed work is to remove these dead and damaged limbs to prevent damage to people or property. T2 Oak - The crown of this tree is encroaching towards the property. There are several branches which have outgrown the rest of the crown. Reduce the spread on the house side, pruning back to suitable points in order to maintain it away from the house so that it feels less dominating over the property. | Trebrenn 3 The Close Truro Cornwall TR1 1LY
  - g) PA24/06034 | Works to trees subject to a Tree Preservation Order (TPO), works include T2 TURKEY OAK? lightly reduce lower canopy back on neighbouring tree to suitable growth points. Reducing only lower canopy of North Eastern quadrant by 1.5 metres. Works to manage canopy from encroaching too much into the garden space and over the greenhouse. T10 OAK ??? lightly reduce lower canopy back on neighbouring tree to suitable growth points. Reducing only lower canopy of South Eastern quadrant by 1.5 metres. Works to manage canopy from encroaching too much into the garden space. Thin canopy free of internal epicormic growth to keep crown free of rubbing/crossing branch development. T11 OAK ??? lightly reduce lower canopy back on neighbouring tree to suitable growth points. Reducing only lower canopy of South Eastern quadrant by 1.5 metres. Works to manage canopy from encroaching too much into the garden space. | 6 Huthnance Close Truro Cornwall TR1 1YT
- (ii) Schedule 1B – Conservation Area and Listed Building Applications proposal “en bloc”.
- a) PA24/05525 | Listed building consent for replacement of first floor doors with fire doors. | The Wig & Pen Frances Street Truro Cornwall TR1 3DP
  - b) PA24/05436 | Change of colour to the external elevations from a pale yellow/cream to a pale grey. Also, changes to the signage on the North and West elevations. | Elizabeth House Castle Street Truro Cornwall TR1 3AP
  - c) PA24/05775 | Advertisement consent for a change in branding to the existing entrance signage. | Elizabeth House Castle Street Truro Cornwall TR1 3AP
  - d) PA24/05402 | Replacement of conservatory with solid roof with roof windows and internal alterations. | 18 The Parade Malpas Road Truro Cornwall TR1 1QE
  - e) PA24/05459 | Listed building consent for minor internal alterations involving the removal of an existing door and infilling the opening with a new wall. | Basement Flat 21 St Georges Road Truro Cornwall TR1 3JD
  - f) PA24/04643 | Listed Building Consent for:- Removal of the existing storage heaters and replace with electric radiators. We are also planning to change the existing fluorescent lighting to LED | Setfords Solicitors 5 Walsingham Place Truro Cornwall TR1 2RP
  - g) PA24/04373 | Listed building consent for the proposed change of use from office to residential and associated works. | 72 Lemon Street Truro Cornwall TR1 2PN
  - h) PA24/04372 | Proposed change of use from office to residential and associated works | 72 Lemon Street Truro Cornwall TR1 2PN

- (iii) Schedule 2 – Applications to be considered individually at this meeting
- a) [PA24/04793 | 'Demolition of existing bungalow and construction of two residential dwellings.' without compliance of condition 2 of decision PA21/01468 dated 05/08/2021. | Yew Tree House Green Lane Truro TR1 2DE](#)
  - b) [PA24/02946 | Dropped curb - driveway access to the rear of the property creating access to the back garden and creation of 2 parking spaces | 66 Daniell Road Truro Cornwall TR1 2DB](#)
  - c) [PA24/03761 | Rear Facing Balcony | 25 Dudman Road Truro Cornwall TR1 3PR](#)
  - d) [PA24/05424 | Application for advertisement consent to install no. new non-illuminated fascia panels, 2no. new externally illuminated fascia panels with externally illuminated lettering, 1no. new internally projecting sign, 1no. new dibond graphic on the door | 32 Boscawen Street Truro Cornwall TR1 2QH](#)
  - e) [PA24/05823 | Listed building consent for proposed opening up of block work section of rear boundary wall and associated to provide rear access and parking for No. 44 \(Listed Building Application for No 44 also submitted\). | 43 Lemon Street Truro Cornwall TR1 2NS](#)
  - f) [PA24/05832 | Listed building consent for proposed opening up of block work section of rear boundary wall and associated to provide rear access and parking through no. 43 and removal of Holly Tree to rear \(Listed Building Application for No 43 also submitted\). | 44 Lemon Street Truro Cornwall TR1 2NS](#)
7. **URGENT APPLICATIONS**  
Discuss and resolve any planning applications that had been received after publication of the agenda and that cannot, due to time constraints, be dealt with at a future meeting of this committee.
8. **LICENSING** (Appendix B)  
i) [Lemon Tree Bistro | Sale of Alcohol, Live and Recorded Music | LI24\\_004529](#)
9. **CORRESPONDENCE** (Appendix C)  
i) [Affordable Housing PA18/09198 - Lowarth Morbies](#)  
ii) [NPPF Changes Briefing](#)
10. **DELEGATION OF POWER**  
Note the decisions made under delegated powers.
- Standing Order 17. b Matters of Urgency*  
*When decisions of an urgent nature have to be made between meetings of Committees, the Town Clerk shall be given delegated powers to act in consultation with the appropriate Chairman or Vice Chairman and Mayor or Deputy Mayor, the decision to be reported back to the next Committee meeting.*
11. **DECISIONS** (Appendix D)  
Note the decisions on applications by the Local Planning Authority since the last meeting of the Planning Committee.
12. **TRURO TRANSPORT STRATEGY WORKING GROUP**  
Standing Item for updates and/or discussion.
13. **DATE OF NEXT MEETING**  
Thursday 5<sup>th</sup> August 2024



David Rodda MBE  
Town Clerk



CITY OF TRURO  
Town Clerk

Town Clerk's Department  
Municipal Buildings  
Boscawen Street  
Truro TR1 2NE  
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## MEETING OF THE PLANNING COMMITTEE HELD 25 JULY 2024 at 7.12 pm

- PRESENT:** Councillors Wetherill (Chairman), Swain (Mayor), Mrs Carlyon, Webb and Unwin.
- ALSO IN ATTENDANCE:** Deputy Town Clerk.
- APOLOGIES:** Councillors Griffiths (sickness), Green (personal), Hall (personal), Nolan (personal), Mrs Nolan (personal) and Rabey (sickness).

### PA24/04793

P/24/283

Prior to the start of the meeting the Chairman permitted Ms Lisa Soly, the applicant's agent to speak for the application. She highlighted that application's case history and invited the committee to make a site visit before a decision was made.

### 2. APOLOGIES

P/24/284

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

**RESOLVED** that the apologies for absence as submitted be accepted.

### 3. DISCLOSURES OR DECLARATIONS OF INTEREST

P/24/285

(i) Councillor Swain declared an interest in agenda item 6 (iii) PA24/05284 17 Tinney Drive Truro TR11AT on Schedule 2 and left the meeting room during discussion.

(ii) Councillor Webb declared an interest in agenda item 7 Urgent Applications PA24/03265 and PA24/03264 and left the meeting during discussion.

### 4. PLANNING MINUTES

P/24/286

(i) The Minutes of the Planning Committee meeting held on 3 July 2024 were considered for accuracy. It was proposed by the Councillor Webb seconded by Councillor Swain, and

**RESOLVED** that the Minutes of the Planning Committee meeting held on 3 July 2024 were considered a correct record. P/24/287

(ii) The Minutes of TCAAC meeting held on 23 July 2024 were received. It was proposed by the Councillor Mrs Carlyon, seconded by Councillor Swain, and

**RESOLVED** that the Minutes of the TCAAC meeting held on 23 July 2024 were received and noted. P/24/288

### 5. CHAIRMAN'S REPORT

P/24/289

The Chairman reported that she had recently attended a Cornwall Council Strategic Planning Committee meeting and spoken against the development at Dudman Farm, however the application was approved. Work was on-going in seeking quotations for a professional planning advisor and a quotation of £220 per hour including journey time and preparation had been received to date. This would be reported back through the Council's budget process for discussion in the autumn. The Truro Conservation

Area Advisory Committee had also requested that it be briefed by Planning Committee on any updates to policy, legislation etc. Links to relevant on-line training would be forwarded on to Members as necessary.

**6. PLANNING CONSULTATION**

**P/24/290**

**(i) Schedule 1A**

**P/24/291**

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 Swain, and

**RESOLVED** that the recommendations contained within Schedule 1A, as proposed by the Chairman, be adopted by the Planning Committee with the exception of PA24/04793.

App. No.		Decision
<a href="#">PA24/05086</a>	Works to trees	Support
<a href="#">PA24/04559</a>	Replacement garage roof	Support
<a href="#">PA24/05209</a>	Works to trees	Support
<a href="#">PA24/05105</a>	Without compliance of condition	Support

It was proposed by Councillor Unwin, seconded by Councillor Swain, and

**RESOLVED** that consideration of application PA24/04793 be deferred pending a site visit by the Planning Committee and a site visit by the Cornwall Council Planning Officer.

**P/24/292**

It was also suggested that the Committee make itself familiar with the case history pending the site visit.

**(ii) Schedule 1B**

**P/24/293**

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

- i. PA24/04948. *The Carriage House Infirmary Hill, TR1 2PE– Approval – No objections in principle. Subject to comments and/or conditions.*
- ii. PA24/04591. *South Penarth. TR1 1NX- Approval – No objections in principle. Subject to comments and/or conditions.*
- iii. PA24/05231. *The Market Inn, Back Quay, TR1 2LL – No objections in principle. Subject to comments and/or conditions*
- iv. PA24/05232. *The Market Inn, Back Quay, TR1 2LL - No objections in principle. 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 Swain, seconded by Councillor Unwin, and

**RESOLVED** that the recommendations contained within Schedule 1B, as proposed by the Chairman, be adopted by the Planning Committee.

App. No.		Decision
<a href="#">PA24/04948</a>	Works to trees	Support
<a href="#">PA24/04591</a>	Listed building consent	Support

**(i) 66 Daniell Road Truro Cornwall TR1 2DB**  
(PA24/02946)

P/24/295

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

**RESOLVED** to object as per the Highway Officer's report.

**(ii) Land South Of Lamorran Old Falmouth Road Truro Cornwall TR1 2HN**  
(PA24/04963)

P/24/296

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

**RESOLVED** to support.

**(iii) 34 Tresawls Avenue Truro Cornwall TR1 3LA**  
(PA24/04960)

P/24/297

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

**RESOLVED** to support with the same conditions as the original annexe including that the annexe is only for family use and not for letting out.

**(iv) The Market Inn Back Quay Truro Cornwall TR1 2LL**  
(PA24/05231)

P/24/298

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

**RESOLVED** to object. The property owner is commended for bringing back the property into operation, however the overall design was out of character with the Dutch gabled design. It is suggested that the topiary, which obscures the original fascia, be removed, that the lanterns and brackets are replaced with something less ornate and that the amenity boards and hanging sign are made out of wood rather than aluminium. Further it is suggested that the lighting be reviewed and replaced with simpler, less distinct lighting more in keeping with the building and which focuses on illuminating the pub sign.

**(v) The Market Inn Back Quay Truro Cornwall TR1 2LL**  
(PA24/05232)

P/24/299

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

**RESOLVED** to object. The property owner is commended for bringing back the property into operation, however the overall design was out of character with the Dutch gabled design. It is suggested that the topiary, which obscures the original fascia, be removed, that the lanterns and brackets are replaced with something less ornate and that the amenity boards and hanging sign are made out of wood rather than aluminium. Further it is suggested that the lighting be reviewed and replaced with simpler, less distinct lighting more in keeping with the building and which focuses on illuminating the pub sign.

[Councillor Swain left the meeting room at 7.48pm.]

**(vi) 17 Tinney Drive Truro Cornwall TR1 1AT**  
(PA24/05284)

P/24/300

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

**RESOLVED** to support.

[Councillor Sawin returned to the meeting room at 7.51pm.]

**7. URGENT APPLICATIONS** **P/24/301**

(i) PA24/05474

The Committee received notification of an application for works to trees in a Conservation Area for Pittosporum (T1) – reduce height by 2.5m. Yew (T2) - reduce height by 2.5m at 1 The Parade Malpas Road Truro Cornwall TR1 1QE which the Local Planning Authority would be deciding under delegated authority. It was proposed by Councillor Webb, seconded by Councillor Swain, and

**RESOLVED** that the Committee make no comments.

(ii) PA24/05679 **P/24/302**

The Committee received notification of works to trees in a Conservation Area namely crown lift S aspect of crown to approximately 11m height to promote establishment of new hedge to G1 - 2 x large golden leylandii cypress (in deteriorating physiological condition on N boundary / edge of bank for river / leat) at 9 Castle Street Truro Cornwall TR1 3AF. It was proposed by Councillor Swain, seconded by Councillor Webb, and

**RESOLVED** that the Local Planning Authority be informed that the Committee agrees with the Tree Officer's report and the City Council's Parks, Amenities and Facilities Officer be notified of the planned works.

(iii) PA24/03265 and PA24/03264 **P/24/303**

A 5-day protocol notice had been received for Listed building consent and planning permission for the repair and recovering of the pitched and flat roofs. Replacement rainwater goods. New roof access ladders. Repairs to rendering on north elevation at Royal Cornwall Museum 25 River Street Truro Cornwall TR1 2SJ. It was proposed by Councillor Swain, seconded by Councillor Unwin, and

**RESOLVED** that the Committee agree with the Planning Officer's recommendation. In addition, the Committee welcomed the fact that traditional locally sourced materials were used where possible.

**8. CORRESPONDENCE** **P/24/304**

i) Appeal Notice – PA23/07221 **P/24/305**

Notice had been received of a planning appeal and the Committee was asked if it wished to make further comments or modify/ withdraw their previous representations. The Committee reviewed its previous decision which it had been made in October 2023, more than 6 months' ago, and it was proposed by Councillor Wetherill, seconded by Councillor Unwin, and

**RESOLVED** that the Planning Committee **withdraw** its original decision to approve the application and submit the following representation to the Planning Inspectorate: The Council withdraws its original decision to support the application no. PA23/07221. Following further scrutiny of the application it is clear that the applicant is not providing any affordable housing. There is an urgent need for local needs housing in Truro. The site lies outside but abuts the urban extent boundary as set out in the Truro and Kenwyn Neighbourhood Plan. The Plan states development on such sites can only be accepted 'where it will be driven by meeting local housing need'. The application, is contrary to the Truro and Kenwyn Neighbourhood plan and Cornwall Council's affordable housing (exceptions sites) policy.

ii) Email dated 16 07 24 – Street Naming Proposal – Dudman Farm **P/24/306**  
The developer requested that the Committee consider suggestions for about 8 road names for the Dudman Farm housing development. Following discussion, it was generally agreed that the developer be informed that field names dating from the 18<sup>th</sup> and 19<sup>th</sup> century would be more appropriate than the list of names already suggested. It was also considered that the primary names should be in the Cornish language rather than the English language as this would be more fitting. Councillors were requested to send any suggested names to the Committee Clerk for onward transmission to the developer.

iii) 5-Day protocol – PA24/03804 **P/24/307**  
It was proposed by Councillor Webb, seconded by Councillor Swain, and

**RESOLVED** that the Planning Committee (a) agree to disagree regarding the aluminum, rather than timber signage but (b) welcomed that the lighting had been removed.

**9. DELEGATION OF POWERS** **P/24/308**

(i) 5-day protocol – PA24/02277 – Agree with Planning Officer **P/24/309**  
The schedule was noted.

(ii) Pavement License – Ost Eatery, 13 High Cross, Truro TR1 2AJ – Support. **P/24/310**

Noted. The Committee couched its support with concerns regarding the suitability on health and safety grounds of the proposed wooden covering to the Leats (which were a running water feature not a rainwater feature) which could potentially overflow. Further, concern was also raised regarding the number of chairs and tables which could block the footpath and cause people to walk on the wooden covers which might be a slip hazard or force people to walk off the pavement onto the cobbles.

**10. DECISIONS** **P/24/311**  
Noted

**11. TRURO TRANSPORT STRATEGY WORKING GROUP** **P/24/312**  
Members were reminded that at the last meeting the Committee had recommended to Council that the Group be reconvened.

**112. DATE OF NEXT MEETING** **P/24/313**  
The date of the next meeting was Thursday 15 August 2024.

The meeting closed at 08.31pm

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Chairman

**LI24\_004529**

Lemon Tree Bistro  
6-7 Lemon Street  
Truro  
TR1 2LQ

**Live music – Indoors**

Mon to Sat – 2130 to 2200  
Sun – 1630 to 1700  
(New Years Eve Until 0030)

**Recorded Music – Indoors**

Mon to Sat – 2130 to 2200  
Sun – 1630 to 1700  
(New Years Eve Until 0030)

**Supply of alcohol**

Mon to Sat – 0900 to 2130  
Sun – 0900 to 1630  
(New Years Eve Until 0000)

**Premises open to the public**

Mon to Sat – 0900 to 2200  
Sun – 0900 to 1700  
(New Years Eve Until 0030)

**Late Night Refreshments**

(New Years Eve Until 0030)

Describe the steps you intend to take to promote the four licensing objectives:

**a) General - all four licensing objectives**

All staff responsible for the provision of alcohol sales, supervisors and managers must be trained in the legality and procedure of doing so. The training shall be signed and documented, all training records will be kept on the premises and be made available to any responsible authority on request. Training records will be kept for at least 12 months.

All staff shall be fully trained to perform their role. They will also be trained in the contents of the premises licence including times of operation, licensable activities, conditions and restrictions. All staff shall be trained in the requirements of the Challenge 25 policy.

All staff shall be suitably trained in the operating procedures for refusing service to any person who is drunk or is under-age or appears to be under-age.

Management shall encourage liaison with the police neighbourhood beat manager for the area in which the premises is situated. Any person who appears to be intoxicated or who is behaving in a disorderly manner shall not be allowed entry to the premises.

All off sales will be in sealed containers.

**b) The prevention of crime and disorder:**

An incident book shall be maintained to record any activity of a violent, criminal or anti-social nature. The record will contain the time and date, nature of the incident, the people involved, the action taken and details of the person responsible for the management of the premises at the time of the incident.

An incident book shall be available for inspection at all reasonable times by an authorised officer of relevant responsible authority. The records will be retained for at least 12 months. There shall be a safeguarding policy of refusing admission to persons who are drunk and / or disorderly or are identified as excluded under Pubwatch or similar schemes. Toilets and out of the way areas must be checked regularly to monitor and curtail any possible drug use and own supplied alcohol consumption.

**c) Public safety**

Safety management systems should be in place including plans, policies, risk assessments, method statements and safe systems of work etc to demonstrate compliance with legislation

and ensure any hazards are appropriately identified and controlled to minimise any risk to the public.

A fire risk assessment should be completed and documented by a suitably competent person to consider any hazards associated with areas such as; Fire detection and alarm, emergency plans, emergency egress to a final point of safety, lighting, control of fire/smoke spread, provision/check/test/maintenance of firefighting/smoke control equipment, use of pyrotechnics, combustible materials, catering and cooking, LPG storage, emergency vehicle access. fire service response time. water availability, signage, information, staffing and stewards, communications, training and occupancy levels both total and in individual areas to ensure and demonstrate appropriate controls are in place.

A first aid box is on site.

Electrical, gas (including LPG), oil and any other electrical or mechanical systems (Sound, lighting, HVAC, SFX etc.) should be appropriately installed and operated by suitably competent persons with any required certification/test/check/maintenance process in place with secure storage etc as required.

Suitable welfare arrangements should be in place, cleaned and maintained considering the audience/customer demographic and numbers to ensure adequacy of we provision, Access to refreshments, Suitable ventilation and temperature control (ensuring noise breakout minimisation) and consideration of weather conditions. Suitable lighting will be provided to ensure safe access, egress, circulation and participation in any activities with suitable power supply redundancy (ii applicable) to ensure safe evacuation and shut down of any equipment in an emergency situation.

#### **d) The prevention of public nuisance**

The doors and windows at the premises will be kept closed during indoor regulated entertainment, except for the purpose of access and egress.

During regulated entertainment noise from the premises will be regularly monitored and remedial action will be taken if the noise level is considered to be unreasonable. A record will be kept of all monitoring and remedial actions taken and kept for a period of 6 months.

Prominent, clear notices will be displayed at all public exits requesting customers to leave the premises and area quietly.

Prominent, clear notices will be displayed in any area used for smoking, requesting patrons to use the area quietly.

The disposal of glass bottles into external receptacles will not take place between 20:00 and 07:00 hours A suitable receptacle/s for smoking-related litter will be provided for patrons smoking off the premises. Collection of commercial waste will not take place prior to 7 a.m.

#### **e) The protection of children from harm**

Challenge 25 policy - if a young person, who appears to be 25 or under asks for alcohol, they will be required to prove their age before being served, unless the staff are certain (from personal knowledge or because they have seen proof of age on a previous occasion) that the person is 18 or over. Proof of age accepted documents are a passport, a photo driving licence or a proof of age card having the PASS accreditation hologram on it. Photocopies will not be accepted. All staff will be trained in this policy and records of this training will be kept. A notice advising customers that they may be required to prove their age before they can be supplied with alcohol will be displayed.

Unaccompanied children (under 18) will be served soft drinks only.

All staff responsible for alcohol sales shall be suitably trained in the operating procedures for refusing service to any person who is drunk or is under-age or appears to be under-age.

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**From:** Michelle Billing <[Michelle.Billing@cornwall.gov.uk](mailto:Michelle.Billing@cornwall.gov.uk)>  
**Sent:** Wednesday, July 24, 2024 4:04 PM  
**To:** Info <[Info@truro.gov.uk](mailto:Info@truro.gov.uk)>; Cllr Loic Rich <[cldr.loic.rich@cornwall.gov.uk](mailto:cldr.loic.rich@cornwall.gov.uk)>  
**Subject:** PA18/09198 - Lowarth Morbies FormerlyTrennick Villas

Information Classification: CONTROLLED

Dear Sirs,

I have received a request from Housing 21 who are developing this site for :  
**Demolition of the existing sheltered housing scheme and development of 40 one and two bed flats for older people integrated with communal facilities, parking and landscaping**

They have requested a Deed of Modification to change the delivery from affordable rent to social rent, again to be secured in the Section 106.

The Affordable Housing team are supportive of this as the units will be more affordable.

Please can you advise whether you are supportive of this.

I look forward to hearing from you.

Kind regards

Michelle Billing  
Senior Affordable Housing Officer  
Economic Growth and Development – Housing  
Cornwall Council

Tel: 01872 322222

Email [michelle.billing@cornwall.gov.uk](mailto:michelle.billing@cornwall.gov.uk)

Room 111, 39 Penwinnick Road, St Austell, Cornwall, PL25 5DR

[www.cornwall.gov.uk](http://www.cornwall.gov.uk)

**Affordable Housing Advice Line:**

Tel: 01872 326353

Email: [affordablehousing@cornwall.gov.uk](mailto:affordablehousing@cornwall.gov.uk)

Please let us know if you need any particular assistance from us, such as facilities to help with mobility, vision or hearing, or information in a different format.

The Planning & Sustainable Development Service has had to change its procedures with regards to Planning Committees, site notices, visiting our offices and on the availability of information by hard copy. Please refer to the FAQs on our [Covid-19 impact on planning processes](#) page on our website for further details on revised processes implemented by the Service.

This e-mail and attachments are intended for above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please e-mail us immediately at [enquiries@cornwall.gov.uk](mailto:enquiries@cornwall.gov.uk). Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Security Warning: It is the responsibility of the recipient to ensure that this e-mail and any attachments are virus free. The Authority will not accept liability for any damage caused by a virus.

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## Briefing Note: Proposed changes to the NPPF

A revised National Planning Policy Framework was published on 30<sup>th</sup> July 2024. It is subject to consultation until 24<sup>th</sup> September 2024.

[Proposed reforms to the National Planning Policy Framework and other changes to the planning system - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system)

The changes were accompanied by an explanatory document and set of consultation questions. Further updates on the purposes of the changes and also some additional messages about the Planning and Infrastructure Bill were provided by the Deputy Prime Minister in a speech on the same day.

[Deputy Prime Minister on changes to national planning policy - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/speeches/deputy-prime-minister-on-changes-to-national-planning-policy)

### What are the main proposed changes to the NPPF – what does it all mean?

- Reversing changes made the NPPF in December 2023 – particularly around reducing the need for demonstrating 5 year housing supply
- The standard method for assessing housing need becomes mandatory and ensuring that authorities can only plan for a lower number where they can demonstrate hard constraints and that they have exhausted all other options to accommodate it.
- A presumption in favour of brownfield land and uplift of density in urban areas.
- Amend the operation of the presumption in favour of sustainable development by clarifying the circumstances in which it will apply and preventing poor quality development as a result of its use.
- Reduce specific controls over the types and tenures of affordable housing to be provided to allow authorities to deliver more social housing types and not setting mandatory proportions of tenures such as affordable purchase or First Homes etc
- Supporting more diverse housebuilding – through requiring allocation of small sites and considering phasing of sites
- Supporting economic growth in key sectors, specifically gigafactories, labs, data centre, digital economies and freight and logistics.
- Support onshore wind and renewables
- Rapid creation of clear, ambitious local plans for high quality housebuilding and economic growth.
- Expanding the Nationally Strategic Infrastructure Projects regime to include renewable energy proposals where they would be 100mw for wind and 150mw for solar.
- The Infrastructure Levy will not be brought forward, but expectations of developer contributions will be further refined in the NPPF and guidance.
- Supporting the reuse of brownfield land and densification, but recognition that there is not enough of this to meet housing needs without use of greenfield land

- Proposals to increase some planning fees, including for householder applications, so that local planning authorities are properly resourced to support a sustained increase in development and improve performance.

## **Planning objectives for the revised NPPF**

The Government's revised objectives for the NPPF and planning system are stated to include:

- Building new homes, creating jobs, and delivering new and improved infrastructure;
- taking a brownfield first approach;
- boosting affordable housing;
- bringing home ownership into reach, especially for young first-time buyers;
- extracting more public value from development, including through infrastructure, amenity, and transport benefits and, where necessary, through use of strengthened compulsory purchase powers;
- demanding universal local plan coverage from all local planning authorities;
- promoting a more strategic approach to planning, by strengthening cross-boundary collaboration, ahead of legislation to introduce mandatory mechanisms for strategic planning;
- supporting the development needed for a modern economy, and support Government's modern industrial strategy; and
- unlocking new sources of clean energy, to deliver clean energy by 2030.

## **Proposed changes by subject**

This section does not cover all of the changes made, just those thought to have particular significance to Cornwall.

### **Housing:**

The increase of new homes is a key driver of change in the new NPPF. This includes:

- The increase of the housing requirement for some areas under the revised standard methodology
- A specific requirement to provide for social rent delivery but no specific target to meet. Specific targets for First Homes and affordable housing ownership will be removed from the NPPF and areas will be expected to set out tenure requirements and proportions in their local plan.
- Plans and decisions will need to deliver sites with a mix of tenures, which can include a mixture of ownership and rental tenures, including rented affordable housing and build to rent, as well as housing designed for specific groups such as older people's housing and student accommodation, and plots sold for custom or self-build.

- Specific support given to encouraging development where affordable housing is the majority, including rural schemes.
- Supporting community led housing schemes.
- Potentially making a mandatory requirement for plans to allocate at least 10% of the housing requirement on small sites.

### **Revising the Standard Methodology for housing:**

The standard method to assess housing needs will be mandatory and not a starting point.

Authorities will be expected to make all efforts to allocate land in line with their housing need as per the standard method. Authorities would be able to justify a lower housing requirement than the figure the method sets on the basis of local constraints on land and delivery, such as existing National Park, protected habitats and flood risk areas, but would (as now) have to evidence and justify their approach through local plan consultation and examination. All local planning authorities will need to demonstrate they have taken all possible steps before a lower housing requirement will be considered. Further guidance will be set out in Planning Practice Guidance.

Authorities will be required to identify opportunities for maximising the efficient use of land, especially in areas well served by transport and other infrastructure.

The methodology will replace existing elements, including the current cap applied to growth and underestimations of population and household growth that arises from using 2014 projections. The new method is proposed to help to deliver the Government's housing delivery target of 1.5 million homes by:

- **Using a baseline set at a percentage of existing housing stock levels**, designed to provide a stable baseline that drives a level of delivery proportionate to the existing size of settlements;
- topping up this baseline by focusing on those areas that are facing the greatest affordability pressures, using a **stronger affordability multiplier** to increase this baseline in proportion to price pressures; and
- **removing caps and additions** so that the approach is driven by an objective assessment of need.

In other words: the calculation will start with how many houses exist in a plan area at the moment. It will then aim to increase that level every year by 0.8%. The calculation will increase further still in areas which where house prices are more than four times higher than earnings, i.e. to account for unaffordability.

Cornwall's housing requirement will increase by 60% under the current proposals for the revised housing methodology. **This will increase the annual requirement for Cornwall from 2,707 to 4,545 homes.**

It is not clear what the immediate impact of this proposal is because there are no clear transitional arrangements set out in the consultation. The standard methodology and the housing figure generated is currently only a proposal for consultation. However, the implications are that as the current local plan would not meet the new requirement by some margin it would not be compliant with the NPPF and that the presumption in favour of sustainable development might apply one month after the new NPPF is brought into force (thought to be December 2024).

There are some residual protections for Neighbourhood Plans that appear to apply where they have allocated sites to meet their housing need and they are less than 5 years old. The final implications of this are being considered.

Whilst there is additional text proposed to the NPPF requiring applications under the presumption to adhere to policies for the location and design of development (as set out in chapters 9 and 12 of the NPPF) and for securing affordable homes in to prevent poor quality, unsustainable development, it still means that the housing supply policies of the Local plan would be rendered out of date.

#### **Future of plan-making – proposed measures:**

To ensure complete coverage of up-to-date plans as soon as possible Government has re-affirmed its commitment to supporting local planning authorities to get plans in place. This might include targeted support for those required to rework plans at pace, or more tailored support to meet the individual circumstances of different places. This may include identification of priority groupings of authorities to support (particularly where housing need is high).

There are no specific instructions to plan makers other than to proceed quickly. The changes set out in the Levelling Up and Regeneration Act are confirmed to proceed, but in Summer or Autumn 2025. All current system plans that are not subject to the transitional arrangements set out in the NPPF (i.e. plans that are already in production under the 2004 Act system) will need to be submitted for examination under that system no later than December 2026.

#### **Dealing with planning applications:**

A set of National Development Management Policies is confirmed (although no content set out) and the NPPF will also be retained as a plan-making document.

There is the potential to allow authorities to increase planning fees, particularly where the current fee does not cover the cost to the local planning authority of processing and determining these applications. Changes to fees would need to support improved delivery and quicker decisions – any additional fees will come with more monitoring and holding poor performance to account. Potential (unspecified) Government intervention possible where performance remains poor.

**Supporting green energy:**

Changes are proposed to the threshold for renewables to be dealt with as a Nationally Significant Infrastructure Project – this would increase from 50mw to 100mw for turbines and 150mw for Solar installations. This is likely to increase the number of proposals over 50mw as this artificial threshold had been driving a number of <50mw schemes in Cornwall.

Policy will be amended to increase support for renewables schemes and their allied benefits to protecting habitat.

**Infrastructure:**

Proposals for an Infrastructure Levy have been dropped with a different focus on developer contributions to be detailed later.

The Nationally Significant Infrastructure Project process will be reformed to help deliver significant economic drivers alongside the NPPF. Particular support will be given specifically to gigafactories, labs, data centre, digital economies and freight and logistics.

Making electricity grid connections, simpler and faster to build the clean energy sources needed to meet zero carbon energy generation by 2030.

Further emphasis is to be placed on the importance of community infrastructure, including post 16 education facilities to ensure that skills are raised.

Amendments will be made to ensure that transport planning is led by ‘decide and provide’ (referred to as vision led in the NPPF) as used by Cornwall Council rather than a ‘predict and provide’ model. Further guidance will be issued on this measure.

Brings water infrastructure projects into NSIP regime - such as those projects designed to be used intermittently but provide significant peak water supplies during droughts, reservoirs etc.

**Design:**

References to achieving beauty in the NPPF will be replaced by ‘well designed development’ to reduce subjectivity over the use of the word beauty.

Rather than district-wide design coding, a focus will be placed on the preparation of localised design codes, masterplans and guides for areas of most change and most potential – including regeneration sites, areas of intensification, urban extensions and the development of large new communities

**Further announcements will cover:**

On the same day as the NPPF the Deputy Prime Minister also set out commentary on the following future proposals that impact planning and housing:

### **Planning and Infrastructure Bill**

The Planning and Infrastructure Bill will be introduced later in the first session, which will:

- modernise planning committees by “introducing a national scheme of delegation that focuses their efforts on the applications that really matter, and place more trust in skilled professional planners to do the rest” and “avoid a potential development being reviewed multiple times even where it’s been included in the local plan”.
- further reform compulsory purchase compensation rules to ensure that what is paid to landowners is fair but not excessive;
- streamline the delivery process for critical infrastructure; and
- provide any necessary legal underpinning to allow development to fund nature recovery where currently both are stalled.

### **New Towns**

Formal measures to allow the creation of a new generation of new towns to follow. This will include a commission to identify potential sites for 10,000 new homes per settlement.

**National Development Management Policies** to be introduced **alongside a new NPPF** to bring into force the new plan-making system in the [Levelling-up and Regeneration Act](#) . The timetable for this is anticipated to be summer – Autumn 2025, but consultation could be early 2025.

**Spatial Development Strategies** (mandatory Strategic Planning) to cover the whole of England will be introduced through further legislation. In advance of these strategies being put into place the duty to cooperate between authorities will remain.

**A “long term plan for housing”**, which will include an *“affordable housing revolution”* including right to buy reforms, and funding proposals in the next spending review.

### **Responding to the consultation:**

The whole set of NPPF revisions and the revised standard methodology are subject to consultation until 24<sup>th</sup> September 2024. A set of suggested responses will be prepared for circulation and comments.

Application	Decision	Truro City Council
PA24/03344   Conversion of first and second floors into two flats   15 New Bridge Street Truro Cornwall TR1 2AA	Approved with conditions	Approval recommended.
PA24/03982   Proposed pitched roof replacing flat roof on existing rear extension. New log burner flue to front roof slope.   3 Albert Place Truro Cornwall TR1 2DL	Approved with conditions	Truro City Council support this application.
PA24/02277   The construction of a single storey and a two storey extension, to the rear elevation of the main dwelling.   26 Carclew Street Truro Cornwall TR1 2DZ	Approved with conditions	<p>Refusal on the grounds of overdevelopment. Members also were deeply concerned about this application which seeks to provide new but clearly substandard accommodation (potentially as HMO) within a 'backland' plot in an established residential street and offering:</p> <ul style="list-style-type: none"> <li>- no provision for daylight to the kitchen or bathroom;</li> <li>- bathroom being accessed directly from the kitchen;</li> <li>- no storage for bicycles, rubbish, etc;</li> <li>- loss of residential amenity, overcrowding and highways issues (location in residential parking area).</li> </ul> <p>Members considered that such development proposals should be deemed unacceptable in this era.</p>
PA24/04314   Application for works to Trees subject to Tree Preservation Order namely felling of two Sycamore Trees   27 Copes Gardens Truro Cornwall TR1 3SN	<p>Refusal - The trees referred to in this Application have a significant level of public visual amenity value as they are visible from public areas and so positively contribute to both the character and landscape of the area. When deciding applications for tree works the Council must make a balanced determination that weighs the issues raised within the Application against the value that trees have for the wider community. The trees are to the north of the site and so sunlight shading would be negligible. Historic reductions of these trees have reduced and lifted their crowns away from the property. The proposed felling's would have a significant and detrimental impact on the local landscape</p>	Truro City Council mirror the comments of the forestry officer, that a reduction be sought rather than complete removal.

	character and due to this detrimental impact, this Application is refused.	
PA24/04601   Proposed conversion of existing garage to utility room and home office. Removal of garage door and installation of new window to home office and utility room.   36 Kel Avon Close Truro Cornwall TR1 1AW	Approved with conditions	Truro City Council support this application.
PA24/03803   Existing shopfront to be decorated brand green , existing stall riser to be clad in grey brick slips and fascia board mouldings to be replaced with new. 1no. non-illuminated fascia sign and 1no. non-illuminated projecting sign fixed back to existing fascia board   9 St Nicholas Street Truro Cornwall TR1 2RL	Approved with conditions	Truro City Council support this application
PA24/03804   Advertisement consent for 1no. non-illuminated fascia sign and 1no. non-illuminated projecting sign fixed back to decorated timber fascia panel   9 St Nicholas Street Truro Cornwall TR1 2RL	Approved with conditions	Truro City Council object to this application on the basis that within the conservation area and in line with the Truro and Kenwyn Neighbourhood Development Plan policy C5 the signage should 'respect the architectural integrity and features of the building' preferably non-illuminated and a painted timber.
PA24/03680   Ground and first floor extensions and alterations.   141 Bodmin Road Truro Cornwall TR1 1RA	Approved with conditions	Approval recommended.
PA24/03749   Listed Building Consent for the addition of photovoltaic panels on main school roof building. Alteration and refurbishment of Sixth Form. Alteration of Prep School toilets and classroom.   Truro High School For Girls Falmouth Road Truro Cornwall TR1 2HU	Approved (Statutory/one condition only)	Truro City Council support this application.
PA24/05209   Works to trees subject to a Tree Preservation Order for Beech (T1) - reduce height by 6m and spread of upper southeast aspect by 3m. Works intended as re-trenchment pruning/first phase of a phased removal due to significant physiological and structural defects (please see accompanying report). Hornbeam (T2) - crown lift to 4-5m to clear emergency access, structures, and address nuisance shading (please see accompanying report).   Epiphany House Kenwyn Truro Cornwall TR1 3DR	Approved (Statutory/one condition only)	Support.
PA24/04559   Replacement garage roof and additional changes   16 Sunningdale Truro Cornwall TR1 3ND	Approved (Statutory/one condition only)	Support.
PA24/03772   Works to Trees covered by a Tree Preservation Order (TPO) - T1- Gingko - 1m crown	Approved with conditions	Approval recommended.

<p>reduction in line with BS3998 T2- Copper Beech - 1.5m crown reduction T3 - Conifer hedge - remove and replant with appropriate hedging species mix, such as Hawthorne, Blackthorne, Spindle, Dogwood and Dog rose.   Arisaig Kenwyn Close Truro Cornwall TR1 3DX</p>		
<p>PA24/04948   Works to a tree subject to a Tree Preservation Order for Eucalyptus (T2) - crown reduction to control the overall size of the tree and prevent contact with neighbouring property and boundary wall. Proposed works shown in accompanying photos.   The Carriage House Infirmary Hill Truro Cornwall TR1 2PE</p>	<p>Approved with conditions</p>	<p>Support.</p>
<p>PA24/02007   Application for Listed Building Consent to paint the facade in 'Hopper' green a Little Greene National Trust colour. Installation of awnings above front and side windows   Sabzi Ltd 16A And 16B Walsingham Place Truro Cornwall TR1 2RP</p>	<p>Approved with conditions</p>	<p>Approval recommended.</p>