

TRURO CITY COUNCIL



CITY OF TRURO

Town Clerks Department
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30th 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 5 SEPTEMBER 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 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. **DECLARATIONS OF INTEREST**
3. **MINUTES** (Appendix A, TCAAC minutes to follow)
 - (i) Resolve to approve the minutes of the Planning Committee meeting held on 15 August 2024.
 - (ii) To receive and note the minutes of the TCAAC meeting held 03 September 2024.
4. **CHAIRMAN'S REPORT**
5. **PUBLIC PARTICIPATION**
6. **PLANNING CONSULTATION**

To consider and resolve on 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) [PA24/06136 | Erection of two B2 Industrial Units and one Class E \(e\) Business Unit without compliance with Condition 2 of decision notice PA23/08888 dated 03.01.2024. | Morse's Yard Heron Way Newham Truro Cornwall TR1 2XN](#)
 - b) [PA24/06583 | Fell Ash with Ash die back, replace with Silver Birch | 5 Trewinnard Court Truro Cornwall TR1 3DR](#)
 - (ii) Schedule 1B – Conservation Area and Listed Building Applications proposal "en bloc".
 - a) [PA24/05403 | Listed Building Consent for replacement of conservatory with solid roof with roof windows and internal alterations. | 18 The Parade Malpas Road Truro Cornwall TR1 1QE](#)
 - b) [PA24/06255 | Application for works to Trees subject to Tree Preservation Order namely : T1 - Horse Chestnut - Reduction of approx 2m in selected area to prevent excessive shading of pleaching below. Weight reduction of growth attached to previous wound. Large cavity at origin of growth. T2 - Yew - Lateral reduction of identified limb to markings on images within document. | Endellion The Avenue Truro Cornwall TR1 1HT](#)

c) PA24/03769 | Replace current roof covering of asbestos containing composite roof tiles with natural natural slate. | 1 Trennick Row Malpas Road Truro Cornwall TR1 1QL

d) PA24/06240 | Listed Building Consent for Enhancement of Digital Audio Visual Equipment in Hearing Room #1 | Truro Courts Of Justice Edward Street Truro Cornwall TR1 2PB

(iii) Schedule 2 – Applications to be considered individually at this meeting

a) PA24/05834 | Retrospective Listed Building Consent to proposed retractable powered awnings, external heaters, speakers and lighting. | The Thomas Daniell Infirmary Hill Truro Cornwall TR1 2JA

b) PA24/05179 | Construction of new lifting bridge for cycle and pedestrian access from Lighterage Quay to Boscawen Park, public realm works including demolition of existing harbours shed, and parking for up to 15 cars | Land Adjacent To Lighterage Quay Newham Road Truro

c) PA24/06340 | Application for works to Trees subject to Tree Preservation Order namely: T1 - Sycamore - Fell T2 - Sycamore - Fell T3 - Beech - Crown reduce by approximately 2m with a cut size no greater than 5cm in diameter | 9 Trewinnard Grove Truro Cornwall TR1 3RQ

d) PA24/06231 | Minor internal alterations to the ground floor retail premises, including the demolition of non-historic lightweight partitions and the construction of new internal party walls and ceiling linings and the demolition of the existing attached outbuildings within the rear yard. | 29 River Street Truro Cornwall TR1 2SJ

e) PA24/06232 | Listed building consent for minor internal alterations to the ground floor retail premises, including the demolition of non-historic lightweight partitions and the construction of new internal party walls and ceiling linings and the demolition of the existing attached outbuildings within the rear yard. | 29 River Street Truro Cornwall TR1 2SJ

f) PA24/05896 | Construction of a garden room | 4 Melin Drive Truro Cornwall TR1 3FU

g) PA24/06043 | Rear extension to create open plan living area, and extension of existing detached garage to provide a gym/storage space with terrace/decking above | 8 Treseders Gardens Truro Cornwall TR1 1TR

h) PA24/05886 | Proposed change of use to C3 and associated internal works to form four residential apartments. | Cooper Signs The Parade Malpas Road Truro Cornwall TR1 1UJ

i) PA24/03146 | Proposed rear single storey extension to no. 32 and Proposed rear two storey extension to no. 31 | 31 And 32 St Austell Street Truro Cornwall TR1 1SE

j) PA24/06436 | Redevelopment of the site to provide a new care home (C2), parking and landscaped gardens. | Mountford House Care Home Cyril Road Truro TR1 3TB

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

i) LI24_005081 | Tremletts Newsagents, 30 River Street, Truro, TR1 2SJ – Extend the sale of alcohol activity to 06:00 – 23:00 (Currently 08:00 to 21:00). Current shop opening hours 06:00 to 21:00 (07:00 to 21:00 on Sunday) intention to open until 23:00. Sale of alcohol to align with new shop opening hours.

9. CORRESPONDENCE (Appendix B)

- (i) NPPF Changes Briefing. [Deferred from last meeting to give all council members an opportunity to make comment]
- (ii) Decision-Making on Solar Farms on Agricultural Land.
- (iii) Notification of works to Trees.
- (iv) PA23/03690

10. **DELEGATION OF POWER**

Page 8 of 28
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 C)

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 26th September 2024



David Rodda MBE
Town Clerk



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MEETING OF THE PLANNING COMMITTEE HELD 15 AUGUST 2024 AT 1900

PRESENT: Councillors Wetherill (Chairman), Swain (Mayor), Mrs Carlyon, Nolan, Mrs Nolan, Green.

APOLOGIES: Councillors Pascoe - Personal, Rabey (Deputy Mayor) – Personal, Unwin - Personal and Griffiths - Personal.

1 COUNCILLORS IN ATTENDANCE AND APOLOGIES

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

RESOLVED to accept the apologies.

P/24/371

It was requested by the committee that any reasons for apologies where the member is away from their home be recorded 'personal' as to not publicise the fact.

2 DECLARATIONS OF INTEREST

Councillor Wetherill declared a non-registerable interest on items 6.(iii)a) and 6.(iii)b) and was to leave the room during their discussion.

P/24/372

3 MINUTES

(i) The Minutes of the Planning Committee meeting held on 25 July 2024 were considered for accuracy. It was proposed by Councillor Swain, seconded by Councillor Wetherill, and

RESOLVED that the Minutes of the Planning Committee meeting held on 25 July 2024 were considered a correct record.

P/24/373

(ii) The Minutes of the TCAAC meeting held on 13 August 2024 were received and **NOTED**.

P/24/374

4 CHAIRMAN'S REPORT

The Vice-Chairman briefed the committee on the Chairman's family circumstance and asked the clerk to send best wishes to Councillor Pascoe, his father and rest of his family.

P/24/375

5 PUBLIC PARTICIPATION

None.

P/24/376

6 PLANNING CONSULTATION

P/24/377

(i) 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. The Vice-Chairman read out the Chairmans' proposals as follows.

- a) PA24/05678 | Moved to schedule 2
- b) PA24/05019 | Support
- c) PA24/05707 | Support
- d) PA24/05672 | Support

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

RESOLVED that the recommendations for Schedule 1A, as proposed by the Chairman, be adopted by the Planning Committee, with the exception of 'a) PA24/05678' having been moved to schedule 2. **P/24/378**

(ii) Schedule 1B

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

- i. PA24/05525 Approval – No objections in principle.
- ii. PA24/05436 Approval – No objections.
- iii. PA24/05775 Approval – No objections.
- iv. PA24/05424 Refusal – Not acceptable in its current format.
- v. PA24/05402 Approval – No objections.
- vi. PA24/05459 Approval – No objections.
- vii. PA24/04643 Approval – No objections.
- viii. PA24/04373 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, the Vice-Chairman read out the Chairmans' proposals as follows.

- a) PA24/05525 | Support
- b) PA24/05436 | Support
- c) PA24/05775 | Moved to schedule 2
- d) PA24/05402 | Support
- e) PA24/05459 | Support
- f) PA24/04643 | Support
- g) PA24/04373 | Moved to schedule 2
- h) PA24/04372 | Moved to schedule 2

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

RESOLVED that the recommendations for Schedule 1B, as proposed by the Chairman, be adopted by the Planning Committee, with the exception of 'c) PA24/05775', 'g) PA24/04373' and 'h) PA24/04372' having been moved to schedule 2. **P/24/379**

(iii) Schedule 2

[Councillor Wetherill left the room at 1911; Councillor Swain took over chairmanship of the meeting.]

(a) Yew Tree House Green Lane Truro TR1 2DE

(PA24/04793)

Councillor Nolan gave a verbal report of the site visit conducted, informing the committee of the two openable skylights providing sufficient light and that the new owner of the property claimed to be unaware of the planning non-compliance until after purchase of the property. The visit concluded in attempting to speak with the neighbour [main objector], another family member was in and allowed entry into the garden to witness the area of overlooking.

It was discussed that a previous scheme to develop the same site had a very similar proposal and was refused on the grounds that perceived overlooking is equally harmful to actual overlooking as well as there being no fire safety reason to justify an openable window, even if restricted.

The committee was sympathetic to the neighbour in that they hadn't committed any wrongdoing but were subject to overlooking. Questions also raised as to why searches during the property purchase hadn't picked up the issue.

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

RESOLVED that Truro City Council object to the proposal for the reasons the similar original scheme was refused by Cornwall Council.

P/24/380

(b) 66 Daniell Road Truro Cornwall TR1 2DB

(PA24/02946)

Members noted the change to allow for a turning place but raised that this had no effect on the access to the highway. It was also queried why there was a need for this secondary access, the neighbour has access on to the same road as their only access while the applicant would maintain the existing access off Daniell Road.

A member disagreed that the additional space would be adequate for turning.

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

RESOLVED that Truro City Council object to the proposal on the grounds of highway safety and that there had been no change to the visibility splay.

P/24/381

[Councillor Wetherill entered the room at 1924 and resumed chairmanship of the meeting.]

(c) 25 Dudman Road Truro Cornwall TR1 3PR

(PA24/03761)

Members discussed the topography of the site lending itself towards enhanced overlooking of neighbours to the rear and sides if approved, despite the rear overlooking being outside the threshold of twenty metres, additionally the scale of the proposal was considered sizeable.

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

RESOLVED that Truro City Council object on the grounds that this would enable overlooking to the rear and sides.

P/24/382

(d) 32 Boscawen Street Truro Cornwall TR1 2QH

(PA24/05424)

Councillor Swain reported on the views of the TCAAC; specifically that large corporations such as the applicant typically have a second-string design for architecturally sensitive areas, they hoped that this would be a painted wood singular fascia with no illumination as well as include the property number.

Members noted the comments from CC HEP objecting to the illumination.

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

RESOLVED that Truro City Council object to the scheme as unsuitable for its location in the heart of the conservation area surrounded by listed buildings. A resubmission is invited that is in keeping with the conservation area signage guidelines and the TKNDP policy C5, it should be wooden, painted and non-illuminated.

P/24/383

(e) 43 Lemon Street Truro Cornwall TR1 2NS

(PA24/05823) &

(f) 44 Lemon Street Truro Cornwall TR1 2NS

(PA24/05832)

The Chairman introduced these applications having moved them to schedule two for discussion, indicating the wall in question is non-historic, the spaces are already in situ but available only to 43, the same owner as 44.

A member raised the difficulty there might be with tandem parking but accepted this was not a material consideration.

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

RESOLVED that Truro City Council support the proposals, **P/24/384**
but request the applicant consider using one of the spaces as a secure
covered cycle store in line with TKNDP T2 & EJ1 encouraging active travel in a
well-connected city.

i.(a) 52 Highertown Truro Cornwall TR1 3QA
(PA24/05678)

The Chairman read out the tree officer's comments and made members aware
that the tree in question is within the boundary of the neighbours property.

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

RESOLVED that Truro City Council object to the works in **P/24/385**
order to protect the amenity value of the tree and on the basis that there is a
lack of evidence for the damage caused.

ii.(c) Elizabeth House Castle Street Truro Cornwall TR1 3AP
(PA24/05775)

Members queried the need for the multitude of signage and the origin of the
name 'Elizabeth House' but agreed that the majority of those seeking the
occupants would be looking for the company name.

It was proposed by Councillor Nolan, seconded by Councillor Wetherill and

RESOLVED that Truro City Council support the application. **P/24/386**

ii.(g) 72 Lemon Street Truro Cornwall TR1 2PN
(PA24/04373) &

ii.(h) 72 Lemon Street Truro Cornwall TR1 2PN
(PA24/04372)

A member started discussions detailing their concerns with access stating that
at present the site was served by one on Lemon Street and a fire door within
the area under the archway leading to Lemon Street Market. When the Lemon
Street Market is closed the gates could prevent access to the store and bin
store.

The TKNDP encouragement of conversion of properties back to residential
was highlighted, with members acknowledging this with the caveat that the site
would be unsuitable for a HMO with its lack of access and storage space. This
would also mitigate potential public nuisance. The total lack of outside space
was also noted.

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

RESOLVED that Truro City Council support the applications **P/24/387**
but ask that a condition be applied preventing conversion into a HMO. The
committee wish to request the applicant ensure access to the store is suitable
and not in conflict with the security of the Lemon Street Market.

7 URGENT APPLICATIONS

None.

P/24/388

8 LICENSING

P/24/389

i) Lemon Tree Bistro | Sale of Alcohol, Live and Recorded Music |
LI24_004529

Following brief discussion over the hours of entertainment and comfort of
patrons on a hot day if the doors are shut to prevent public nuisance, members
decided not to comment on the application.

P/24/390

9 CORRESPONDENCE

i) Affordable Housing PA18/09198 - Lowarth Morbies

It was proposed by Councillor Nolan, seconded by Councillor Wetherill and

RESOLVED to support the change to the s106 agreement allowing for social rent over affordable housing.

P/24/391

ii) NPPF Changes Briefing

Members appreciated the opportunity to discuss potentially significant policy changes and wished to defer this item until the next meeting. They noted that Cornwall Council will be preparing a set of suggested responses for circulation and comment and requested the clerk contact the Council to ensure these are provided before the Committee's next meeting. In the meantime, it was requested that the clerk share this with all councillors so that comments could be considered in addition to those of Cornwall Council at the next meeting.

P/24/392

10 DELEGATION OF POWERS

None.

P/24/393

11 DECISIONS

Members were keen to notice that a number of applications had only been approved after this committees' recommendations had been considered and enforced.

P/24/394

12 TRURO TRANSPORT STRATEGY WORKING GROUP

It was reported that a meeting is being planned.

P/24/395

13 DATE OF NEXT MEETING

The date of the next meeting is 5th September 2024.

P/24/396

The meeting closed at 2011.

Chairman

Briefing Note: Proposed changes to the NPPF

A revised National Planning Policy Framework was published on 30th July 2024. It is subject to consultation until 24th 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 24th September 2024. A set of suggested responses will be prepared for circulation and comments.

Decision-Making on Solar Farms on Agricultural Land August 2024

Summary

This note has been prepared in response to a growing number of applications for solar farms and concerns around their use of agricultural land in Cornwall. Through appeal decisions and changes in national policy, we are seeing increasing weight being given to the benefits of solar farms – primarily their contribution to renewable energy in light of local and national commitments.

The new Government has made clear they are dedicated to a green energy revolution as part of their drive to stimulate economic growth – the Prime Minister’s fundamental priority. The Government have been quick to demonstrate their support for solar farms through recent decisions, statements and the NPPF consultation which seeks to “give significant weight” to a proposal’s contribution to renewable energy generation and raise the threshold for schemes determined by local authorities so that larger applications will be determined by local authorities than at present. This all equates to a notable step up in the level of support for solar farms by central Government.

Food security remains a material consideration, with justification needed for use of agricultural land and more so for Best and Most Versatile (BMV) agricultural land. There is no prohibition on the use of BMV land (and there is no national support for including grade 3b land in this category) but a solar farm should not cause a significant negative impact on BMV land.

As context, 0.34% of Cornwall’s agricultural land is used by solar farms (with locational clustering) and this is anticipated to remain below 1% (maximum scenario) even with the growth needed to support renewable energy targets. The limited additional grid capacity that is planned constrains growth in solar farms and it is expected that the Local Area Energy Plan will place a big focus on roof-top solar and on-shore wind that will cap the need for solar farms in Cornwall.

Introduction

Over the past two years, the National Grid has been working to increase its capacity which is enabling more large-scale renewable energy proposals to come forward. So far, developers have responded with schemes under the 50MW National Strategic Infrastructure Planning (NSIP) threshold which means that Cornwall Council is the determining body (not the Secretary of State). It is currently proposed by central Government as part of the NPPF consultation that

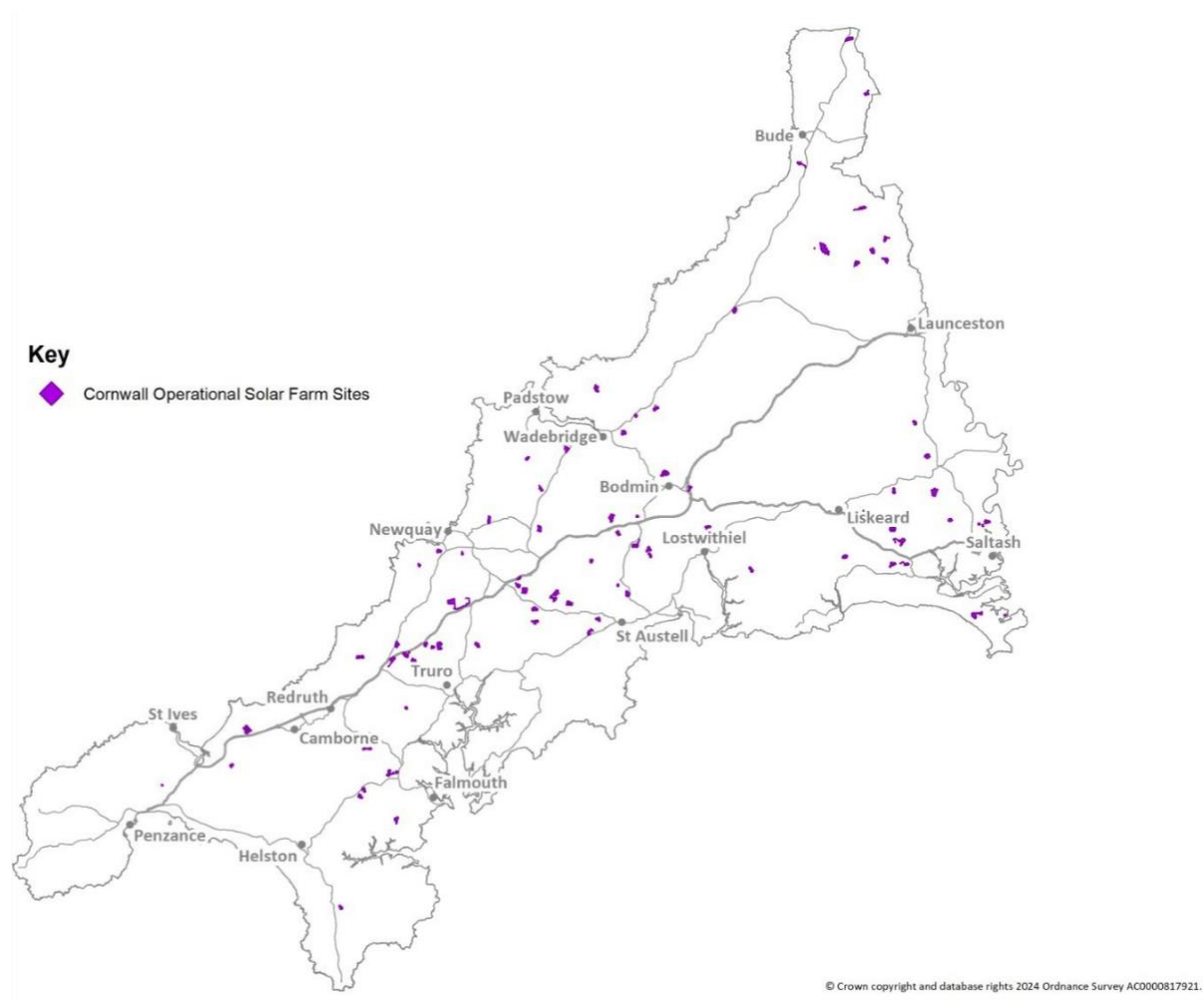
the NSIP threshold will be raised from 50MW to 150MW so it is likely that Cornwall will start to see larger proposals.

With both energy and food security of concern nationally and locally, recent planning appeals and proposed national policy changes, there is much to navigate when making decisions. This includes recent and draft national policy amendments, put forward by the new Government, which are ever more supportive of solar farms by affording increasing weight to their renewable energy benefits. These have been underlined by clear statements of intent by the Prime Minister, Deputy Prime Minister, Chancellor of the Exchequer and Energy Secretary.

This note has been prepared to set out key considerations regarding decisions on new planning permissions for solar farms, particularly in regard to the use of higher grade agricultural land – an issue raised at a [Cornwall Council meeting](#) on 16th April 2024.

Solar farms in Cornwall

Operational solar farms (over 1MW) are located on 0.34% of agricultural land in Cornwall. There is however some clustering of solar farms which may give a different impression, notably in mid-Cornwall. Spatial clustering has resulted from locational requirements including access to high volt cables, suitable topography and adequate irradiance, as well as needing to avoid sensitive landscape designations, land with high biodiversity, heritage assets and built-up areas.



Solar farms supporting net zero

Solar farms are a key part of the national and local strategy to reach net zero, particularly since on-shore wind farms have been restricted and off-shore wind farms (key to decarbonising the electricity grid) continue to face delays.

It is anticipated that the amount of agricultural land needed for solar farms in Cornwall by 2050 will remain at less than 1% (just under 1% is a maximum scenario that does not incorporate repowering existing sites with more efficient and bi-facial panels). This is informed by modelling and is in part due to the limited additional grid capacity that is planned by the National Grid and in part due to an expected Local Area Energy Plan emphasis on roof-top solar panel deployment and growth in on-shore wind generation, as well as very large-scale offshore wind schemes and other energy sources being developed

Solar farms on agricultural land

Solar farms are being proposed on agricultural land because there is not sufficient space on brownfield land and rooftops to meet the need for renewable energy. Plus, solar panels are typically installed on buildings to help meet the immediate energy needs of the occupiers underneath them, rather than wider use.

National and local policy discourages use of the Best and Most Versatile (BMV) agricultural land grades for solar farms: that is grades 1, 2, and 3a. Farms will usually consist of a mix of land grades alongside each other, rather than being homogenous in land quality, so planning applications will typically feature a mix of grades, including where it is impractical to work around pockets of higher grade land.

We know that 0% of grade 1 and 0.32% grade 2 agricultural land is used by solar farms in Cornwall. The vast majority of grade 3 land has not been differentiated into grades 3a and 3b – this would require extensive soil testing. This means we do not have a total figure for how much BMV land is used for solar farms although individual sites are tested to inform planning applications. We do know that 0.38% of Grade 3 as a whole is used for solar farms so the overall proportion will be very low and is expected to remain very low even with growth.

National policy

The UK has declared a climate emergency and set a statutory target of achieving net zero greenhouse gas emissions by 2050. Solar energy – as an established and cost-effective technology – is considered essential for achieving this 2050 target, ensuring energy security (e.g. in the context of overseas conflicts) and managing the costs of electricity to the end user. There is also a target to triple solar power by 2030, reiterated by the new Government, which includes roof-top generation.

[Powering Up Britain: Energy Security Plan](#) (2023) promotes large scale ground-mount solar deployment across the UK – mainly on brownfield, industrial and low and medium grade agricultural land. It refers to a fivefold increase in solar by 2035. It also advises that solar and farming can be complementary, supporting each other financially, environmentally and through shared use of land, and encourages deployment of solar technology that delivers environmental benefits, with consideration for ongoing food production or environmental improvement (pages 37-38).

[National Policy Statement EN-1](#) (updated 2024) explains that National Policy Statements may be material considerations in planning applications. It also highlights that wind and solar are the

lowest cost way of generating electricity and that a secure reliable, affordable, net zero consistent system in 2050 is likely to be composed predominantly of wind and solar.

[National Policy Statement EN-3](#) (updated 2024) highlights that solar farms are one of the UK's most established renewable energy technologies and the cheapest form of electricity generation. As such, solar is a key part of the Government's strategy for low-cost decarbonisation of the energy sector and has an important role in delivering greater energy independence. NPS EN-3 outlines the key considerations that influence site selection. These comprise irradiance and topography, network connection, proximity to dwellings, land type (including agricultural land grade), accessibility, public rights of way and security and lighting. NPS EN-3 states that, whilst BMV land should be avoided where possible, land type should not be a predominating factor in determining the suitability of the site location and that solar farms on BMV land is not prohibited. Nevertheless the NPS states the impacts to BMV land are expected to be considered. More generally, the NPS notes that large-scale solar farms will "inevitably have impacts, particularly if sited in rural areas" (2.10.17).

The current version of the [NPPF](#) (2023) seeks an increase in the supply of renewable energy while ensuring adverse impacts are addressed appropriately (paras 157 and 160). Local planning authorities are instructed not to require applicants to demonstrate the overall need for a renewable energy development and to approve the application if impacts are (or can be made) acceptable (para 163). It also states a preference of poorer land over higher quality land for where significant development of agricultural land is necessary and that the availability of agricultural land for food production should be considered in deciding what sites are most appropriate for development (footnote 62). Para 180b adds that policies and decisions should recognise the economic and other benefits of BMV land.

The 15th May 2024 [Written Ministerial Statement](#) expands on this issue, highlighting the importance of both food and energy security:

- due weight needs to be given to the proposed use of BMV land when considering whether planning consent should be granted for solar developments
- as the land grade increases, there is a greater onus on developers to show that the use of higher quality land is necessary
- it is important to consider not just the impacts of individual proposals, but also (due to clustering) whether there are cumulative impacts where several proposals come forward in the same locality

[Planning Practice Guidance on Renewable and Low Carbon Energy](#) (2023) highlights the importance of increasing renewable energy for the benefit of energy security, slowing climate

change (highlighting the UK's legal commitments) and stimulating investment. It states that planning has an important role in the delivery of renewable energy infrastructure in locations where the local environmental impact is acceptable (paras 001-003). Where a solar farm is proposed on greenfield land, the local planning authority will need to consider whether the use of agricultural land has shown to be necessary and poorer quality land has been used in preference to higher quality land and the proposal allows for continued agricultural use and/or encourages biodiversity improvements around arrays (para 013).

As an introductory measure to the step change in support for renewables, including solar development, that the new Government are looking to introduce, Deputy Prime Minister and Secretary of State for Housing, Communities and Local Government Angela Rayner set out the new Government's intentions in her [Written Ministerial Statement](#) (30th July 2024):

“Turning to green energy, boosting the delivery of renewables will be critical to meeting the Government’s commitment to zero carbon electricity generation by 2030. That is why on this Government’s fourth day in office we ended the ban on onshore wind, with that position formally reflected in the update to the National Planning Policy Framework published today. We must however go much further – which is why we are proposing to: boost the weight that planning policy gives to the benefits associated with renewables; bring larger scale onshore wind projects back into the Nationally Significant Infrastructure Projects regime; and change the threshold for solar development to reflect developments in solar technology.”

further national planning changes

Since their election the Labour Party have made clear they want to see clean energy projects across the UK and unlock investment in energy infrastructure which will support the Government's stated fundamental mission of economic stability as well as recognising the climate challenge and addressing energy bills (Ed Miliband's [Message to Staff](#) 8th July 2024 and Sir Keir Starmer speech on clean energy 25th July 2024). Angela Raynor has advised in her [Speech on Changes to National Planning Policy](#) on 30th July 2024: “we must make it simpler and faster to build the clean energy sources needed to meet zero carbon energy generation by 2030”.

The new Government's support for solar farms has already been demonstrated by the approval of three major solar farms in the east of England within their first two weeks of power, with Energy Secretary Ed Miliband commenting (in his [letter](#) dated 12 July 2024) that “the public benefits for the Proposed Development outweigh the harm identified” (including harm to the farming enterprise, in the context of compulsory acquisition) in the 1,100ha on the

Cambridgeshire-Suffolk border. Notably, Miliband ascribed “slightly negative weight” to the temporary loss of BMV land (understood to be less than 40ha).

The new [draft revised NPPF](#) (July, 2024) strengthens support for renewable energy projects with additional wording (para 164):

- local planning authorities should support planning applications for all forms of renewable and low carbon development; and
- give significant weight to the proposal’s contribution to renewable energy generation and a net zero future

It also removes the current wording on considering the availability of agricultural and used for food production (footnote 64). Para 180b on recognising the economic and other benefits of the BMV land, is however retained. The proposed NPPF changes carry quite limited weight at present because they have not been through consultation.

Amongst the [further proposed changes](#) associated with the NPPF consultation, the threshold for solar farms being defined as NSIPs (and therefore determine by the Secretary of State) will be increased from 50MW to 150MW in response to technological improvements and reduced development costs, and associated concerns that the current threshold is distorting the market (as seen in Cornwall). This may mean that larger schemes come forward in Cornwall in the coming months and years. It is hoped by the Government that these schemes will benefit from faster and cheaper consenting than if they were to be determined as an NSIP.

National Development Management Policies are expected in 2025 (these may well cover solar farms) and changes to the National Policy Statements in favour of renewable energy are expected to be published within the year. Chancellor Rachel Reeves [speech](#) on the Government’s mission for economic growth (8th July 2024) announced the end of the ban on onshore wind and set out her standpoint on new development:

“we must acknowledge that trade offs always exist: any development may have environmental consequences, place pressure on services, and rouse voices of local opposition.

But we will not succumb to a status quo which responds to the existence of trade-offs by always saying no, and relegates the national interest below other priorities.”

An emphasis on wider economic benefits of development have been underlined by Angela Rayner who highlights proposals to “boost the weight that planning policy gives to the benefits associated with renewables” in her [letter to local authority Leaders and Chief Executives](#) (30th July 2024).

There may well be further statements to come and the May 2024 Written Ministerial Statement could also be amended or withdrawn.

Local policy

Climate Emergency DPD Policy RE1 (2023) responds to national policy expectations and Cornwall's Climate Emergency. The Policy supports and encourages solar farms subject to several criteria:

- contributes to Cornwall's 2030 target of 100% renewable electricity
- balances wider environmental, social and economic benefits
- no significant adverse landscape/visual impacts that cannot be mitigated
- only very small schemes in exceptional circumstances in the national landscapes/their setting and the undeveloped coast
- some continued agricultural use where on agricultural land
- solar farms on BMV land need exceptional justification*
- 10% biodiversity net gain
- option for 5% community ownership (over 5MW), subject to viability
- the site will be restored after use
- there are opportunities for co-location of energy producers

*Recent appeal [APP/D0840/W/23/3334658](#) comments on Policy RE1's "exceptionally justified" criteria for use of BMV land for solar farms (which was based upon the 2015 Written Ministerial Statement) as follows:

"Before dealing with the main issue, it is necessary to draw some conclusions on local and national policy, particularly as the 2015 WMS is extant. The Statement of Common Ground (SoCG) indicates that no weight can be given to, and reliance placed upon the on the 2015 WMS and PPG on Renewable and low carbon energy where these deal with issues around site selection and the use of BMV land. The WMS and PPG were published before updates to the Framework, the suite of Energy NPSs, and the Climate Change Act which made reaching net zero by 2050 a legally binding requirement. Whilst the 2015 WMS refers to, "...the most compelling evidence...", the Framework, paragraph 180, refers to "...recognizing..." the benefits of BMV land, NPS EN-3 refers to poorer quality land being "...preferred..." and BMV land avoided "...where possible..." and the 2024 WMS reference to, "...due weight needs to be given to the proposed use of..." BMV land. I agree with the parties on this matter.

In light of the above agreement, the consistency of DPD Policy RE1, particularly criterion 3, where it refers to the use of BMV land being "...exceptionally justified" needs to be addressed.

As this policy was predicated on the 2015 WMS this policy, is inconsistent with the thrust of the Framework, NPS EN-3 and the 2024 WMS.

Notwithstanding the submissions of interested parties, the 2024 WMS does not, in my view, materially change the national policy position on the use of agricultural land for solar farming nor does it create a presumption against solar farming on agricultural or BMV land. What the latest WMS does is provide a context for decisions in terms of food security in terms of maintaining the current level of domestic food production and recognising that solar farming has an important role in delivering greater energy independence. What this means is that "...due weight needs to be given to the use of Best and Most Versatile land..."

Planning appeals

national planning appeals

Nationally, a number of recent appeals have rehearsed the issue of the relative weight to be given to national energy security and national food security. This has increasingly seen renewable energy as providing an overriding public benefit that may outweigh harm caused through the use of agricultural land, including that classed as BMV. This is applied in the context of solar farm development being a temporary (albeit being typically in excess of 30 years) use of land that would allow food growing to resume at a later date. Indeed, some weight has been given to the benefits of resting agricultural land. With BMV land to be avoided where possible, the arguments can be finely balanced.

Linked appeal decisions [APP/A2525/W/22/3295140](#) and [APP/V2635/W/22/3295141](#) (2023) in Norfolk gave weight to the impact of climate change on food production. These cases, mostly on grade 1 land, were also allowed in the context of a shortage of alternative sites on poorer quality land.

A number of planning applications for solar farms on grade 3b agricultural land have been granted on appeal in England by the Inspector on the basis of energy security and benefits of low carbon energy. One such example is 2023 appeal decision [APP/W1525/W/22/3300222](#) in Essex (mostly Grade 3b, with 2 hectares of Grade 3a land) which recognises National Policy Statements on energy (including the role of solar power) and the statutory 2050 net zero target as material considerations. In this case, it was found that the weight of the public (i.e. energy) benefits of the proposal were such that they outweighed even substantial harm to the greenbelt designation.

local planning appeal

Key points have been highlighted through recent planning appeal [APP/D0840/W/23/3334658](#) (2024) in Cornwall which was allowed, with costs awarded to the appellant. This case reviewed planning application [PA22/06139](#) for a solar farm at Penhale Moor (Carnhell Green, south-west of Camborne) which comprises mostly grade 3b land. The Inspector's report considered:

- the mix of land grades – 31.3% of the land is BMV (the rest being grade 3b)
- grade 3b land in Cornwall is not classed as BMV agricultural land despite local recognition of its cropping value due to climatic conditions
- there being no material impact on food security given the scale of the site in the context of 33% of Cornwall's land being assumed to be BMV and almost 37% of Cornwall being assumed to be in Grade 3b (the appellant having extrapolated national Natural England assumptions to reach these figures)
- further reducing the site to exclude grade 3a land would significantly reduce the amount of energy produced and undermine local policy and national legal commitments to net zero
- high clay and stone content constrain the use of large parts of the grade 3a land, restricting the range of crops and limiting them to mostly single cropping
- even in the most ambitious scenarios, solar generation would occupy less than 1% of the UK's stock of agricultural land (citing the May 2024 WMS) – adverse cumulative impacts from clustering are for Cornwall Council to consider
- in 2022 (after the Ukraine conflict commenced) DEFRA identified that the UK's food supply chain remains highly resilient
- simultaneous use of the land for grazing is a valid use of the land
- resting the land used for brassicas and bringing into use unused areas would improve soil health/structure for when the land reverts to agriculture
- the PPG does not mandate the consideration of alternative sites or a sequential test to be adopted
- neither the NPSs nor the 2024 WMS refer to the need for an alternative sites assessment or a sequential test to be carried out
- inconsistency of Policy RE1 requiring use of BMV land to be “exceptionally justified” against national policy – it is a case of “due weight” needing to be given to the use of BMV land
- sections of [Cornwall Renewable Energy Planning Advice](#) (2016, not adopted by Cornwall Council) referring to use of grade 3b agricultural land are more prescriptive than current national policy and attract limited weight
- local grid capacity is critical and land type should not be a predominating factor determining the suitability of the location (NPS EN-3)

- solar power is crucial to meeting the Government’s mandated 2050 net zero target and the energy generation from this scheme (sufficient to power 8000 homes) will bring a significant benefit in mitigating the wider impacts of climate change – this contribution attracts substantial weight

Cornwall Council projects

Cornwall and IoS Local Area Energy Plan

A [Local Area Energy Plan](#) (LAEP) is being prepared for Cornwall and the Isles of Scilly. This process will help address the extent of solar farms that Cornwall may need to plan for. There are choices to be made, including through consultation. As set out above, this is looking to maximise roof-top solar generation to minimise the amount of landed needed for solar farms. More information on the direction of the LAEP will be available later in the year.

Cornwall Housing Decarbonisation Strategy

A draft [Decarbonisation Strategy](#) for Cornwall’s homes is out for consultation until 16th September 2024. This includes reducing energy demand by homes and installing solar panels. These measures will not be enough to provide all the renewable energy needed in Cornwall, so solar farms are still expected to play an important role.

Cornwall Council Resolution

At the 16th April 2024 [Cornwall Council Meeting](#), it was resolved that research is to be commissioned to explore the economic role of grade 3 land (especially grade 3b land) in Cornwall in order to inform future planning policy for solar farms. This study is at the scoping stage and will be commissioned in the autumn. The timing means that it can reflect proposed revisions to the NPPF, other Government statements and recent appeal cases.

Conclusions

Agricultural land grade 3b is not included as land which is Best and Most Versatile and there is no prohibition on the use of BMV land for solar farms. Applicants for solar farms are required to justify their site selection and should explain how they will use the land effectively. This includes continued agricultural uses alongside the solar panels, biodiversity net gain and soil management which will leave the land in good stead for a return to full agricultural use after the temporary solar farm use. Weight must be given to the use of BMV land, however, this still stands amongst all the proposed national changes in support of solar farms which include significant weight to a proposal’s contribution to renewable energy generation.



By email

Mr D Rodda
Clerk To Truro City Council
Municipal Buildings
Boscawen Street
Truro
TR1 2NE

Your ref:
My ref: PA24/06628
Date: 28 August 2024

Dear Mr Rodda

Application PA24/06628
Proposal Works to trees in a Conservation Area for Ash (T1) - remove due to Ash dieback and replace with a Silver Birch. Maple (T2) - crown raise to promote tree health. Sycamore (T3) - crown raise to promote tree health.
Location Silver Birches The Avenue Truro Cornwall TR1 1HR
Applicant Mr Mark Cornelius

The above-mentioned application has been received by the Area 4 Team of Cornwall Council's Development Management Service and is available for you to view online at <https://planning.cornwall.gov.uk/online-applications>.

As this application is for works to trees in a Conservation Area, it will be decided under delegated authority. There is no need for you to submit any comments to the local planning authority as this communication is merely to notify you that an application has been received.

If you have any questions or concerns please contact me on 01872322222

Yours sincerely

Julia Preece

Graduate Development Officer
Development Management Service
Tel: 01872322222

From: [James Moseley](#)
To: [Planning](#); [Karen Harding](#)
Cc: [Clr Rob Nolan](#); [Clr Dulcie Tudor](#); [Clr David Harris](#)
Subject: PA23/03690
Date: 22 August 2024 15:56:28

Information Classification: CONTROLLED

Good afternoon,

I email for information and with an update in relation to the above referenced application, which seeks to modify the legal obligation associated with planning decision reference PA14/04970, which itself permitted up to 275 dwellings adjacent to Dudman Farm in Truro.

The reserved matters application for this application (reference PA22/05032) was considered at the Strategic Planning Committee on the 11th July 2024, during which members voted to approve subject to recommended conditions and signing of a modified legal agreement which (in addition to the initial agreement) provided SAC contributions and provision of a traffic calming feature on Navigator Way.

The above referenced is the application for said modified legal agreement, which I am currently progressing a report for approval, with the legal work also underway. The changes to affordable housing were reflected in the reserved matters layout considered at the Strategic Planning Committee, and followed negotiation with our affordable housing team who have supported the revisions, the other revisions (to open space, phasing plan and ecological mitigation plan) are considered acceptable (open space remains significantly in excess of the policy requirement and with little change comparative to the existing agreement – the altered open space and ecology mitigation plans are more for clarity given these plans previously overlapped; the phasing changes the development to two phases rather than five, but does not change the approved development in any other manner).

I note that I do not have a response from Truro City Council to this application, although Kenwyn Parish Council have recorded an objection. I have taken note of the comment; however, as above, following consultation with relevant consultees and given the recommended grant of the reserved matters application, I do not consider there reason to raise concern over the modified agreement. Said modification is considered to remain policy compliant and will continue to serve a useful purpose, meeting the tests for planning obligations set out in paragraph 57 of the NPPF.

If you have further queries on the above, I can be contacted on the details below.

Kind regards,

James Moseley | Principal Development Officer
Cornwall Council | Development Management – Regulatory Services
jmoseley1@cornwall.gov.uk | **01872 322222 (ask for James Moseley)**

www.cornwall.gov.uk | 'Onen hag oll'

Planning department, Cornwall Council, New County Hall, Treyew Road. TR1 3AY

Application	Decision	Truro City Council
PA24/03265 Listed building consent for the repair and recovering of the pitched and flat roofs. Replacement rainwater goods. New roof access ladders. Repairs to rendering on north elevation. Royal Cornwall Museum 25 River Street Truro Cornwall TR1 2SJ	Approved with conditions	Truro City Council support these applications but note that there is a preference for the use of Cornish slate, that windows and external rainwater furniture is in keeping with the Conservation Area.
PA23/09331 Listed building consent for replacement of roof covering and associated detailing to include the replacement of 2 no rooflights. 18 Lemon Street Truro Cornwall TR1 2LS	Approved with conditions	Approval recommended.
PA24/04172 Install floor mounted Daikin AC units, 1 no. C02 gas cooler, and 1 no. satellite dish 32 Boscawen Street Truro Cornwall TR1 2QH	Approved with conditions	Truro City Council support this application.
PA24/04917 Application for works to a Tree subject to Tree Preservation Order namely Crown raise to 6 metres to allow light through to one Common lime. Warwick House 6 Pencarrick Close Kenwyn Truro Cornwall TR1 3XN	Approved (Statutory/one condition only)	Truro City Council support this application.
PA24/05284 Works to Tree covered by a Tree Preservation Order (TPO) - T2 - Turkey Oak - Reducing 2 limbs by around 1/3 of their length 17 Tinney Drive Truro Cornwall TR1 1AT	Approved (Statutory/one condition only)	Support.
PA23/10213 Construction of a shop and 2 no. residential flats Land Adjacent 55 Castle Street Truro Cornwall TR1 3AF	Approved with conditions	Approved.
PA24/04720 Works to trees referenced within G1 and G2 within Lemon Street Truro Tree Preservation Order (TPO): T1 (Yew) - Maintain building clearance to 3m. T2 (Yew) - Crown lift to 2.5m. T3 (Sycamore) - Remove basal growth up to 100mm diameter. Sever Ivy. T4 (Monterrey Cypress) - Crown clean. Remove failed branches and significant deadwood. T5 (Lawsons Cypress) and T6 (Cypress) - Remove and replant with suitable species. T7 (Holly) and T8 (Holly)- Coppice. T9 (Ash) - Crown clean and aerial inspection. Remove deadwood greater than 20mm. Southleigh House Lemon Street Truro Cornwall TR1 2PE	Approved with conditions	Truro City Council support this application
PA24/04963 Reserved matters application for access, appearance, landscaping, layout and scale (details following outline consent PA23/06605 dated 18.12.2023 for the construction of three dwellings) without compliance with Condition 1 of Decision Notice PA24/02726 dated 19th June 2024 Land South Of Lamorran Old Falmouth Road Truro Cornwall TR1 2HN	Approved with conditions	Support.
PA24/04500 Works to trees subject to a Tree Preservation Order (TPO), works include Reduce the crowns of the 2x Limes by approx. 2m, nothing more than 40mm diameter removed. The trees are beginning to overpower the house when in full leaf. 1 The Dell Copes Gardens Truro Cornwall TR1 3XG	Approved with conditions	Truro City Council support this application.
PA24/05086 Works to trees subject to a Tree Preservation Order - removal of T1 Malus (Golden Hornet) 16 Cathedral View Kenwyn Truro Cornwall TR1 3UF	Approved with conditions	Support.