

TRURO CITY COUNCIL



CITY OF TRURO
Roger Gazzard
Town Clerk

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June 2023

To: The Mayor (Councillor Mrs C Swain)
Deputy Mayor (Councillor S Rabey)
Chairman and members of the
Members of the **PLANNING COMMITTEE**

Dear Councillor

NOTICE IS HEREBY GIVEN that the meeting of the **PLANNING COMMITTEE** will be held
At **TRURO COMMUNITY LIBRARY (LARGE COMMUNITY ROOM, TOP FLOOR), UNION PLACE** on
THURSDAY 6TH JULY 2023 at 7.00 pm for the transaction of the under mentioned business: -

A G E N D A

Members of the public have the right to speak at meetings of Truro City Council's
Planning/Committee during consideration of planning applications on Schedule 2 only, under the
following conditions:

Registration to speak must be made in writing, complete with your full name and contact details, either via email to info@truro.gov.uk or letter to the Municipal Buildings, no later than 5pm on the Tuesday before the Thursday meeting. One of the Planning Clerks will confirm your request as soon as possible. This confirmation does not constitute that you will be able to speak – should there be more than one person requesting to speak this will be decided amongst the speakers themselves at the meeting. If this cannot be agreed, then the first to register will be permitted to speak. Any other member of the public is welcome to come to the meeting to listen. Please be aware that Truro City Council is only a consultee, and that Cornwall Council determines the outcome of all planning applications.

Evacuation procedures to be read out by the Chairman at the start of the meeting.

1. **APOLOGIES**
2. **DISCLOSURE OR DECLARATIONS OF INTEREST**
3. **PLANNING MINUTES** (Appendix 1)
To consider the minutes of the Planning Committee Meeting held 8th June 2023.
4. **PLANNING CONSULTATION**
To consider plans submitted in accordance with planning consultation procedure: -
 - (i) Schedule 1A – Recommendation “en bloc” (Appendix 2)
 - (ii) Schedule 1B - Conservation Area and Listed Building Applications.
Recommendation “en bloc”, except for individual applications a Councillor may request to consider in greater detail at this meeting. (Appendix 3)
 - (iii) Schedule 2 – Applications to be considered at this meeting (Appendix 4)

5. **TRURO TRANSPORT STRATEGY WORKING GROUP**
Standing Item for updates/discussion
6. **CORNWALL COUNCIL NOTICES** (Appendix 5)
Licensing
Report of licensing applications issued by Cornwall Council.
7. **STREET NAMING** (Appendix 6)
Members to consider a street naming proposal from the developer, of the suggested continuation of '6-12 Hamilton Close' (numbers 4-5 have been formally approved as '4-5 Hamilton Close').
8. **CORNWALL COUNCIL**
Members to consider submitting comments regarding Cornwall Council's intention to implement a 20mph speed limit on most residential streets within Truro and its surrounding villages. Link to the consultation documents sent via email.
9. **CORRESPONDENCE**
10. **CHAIRMAN'S REPORT**
11. **DATE OF NEXT MEETING**
Thursday 3 August 2023. The agenda for the next Planning Committee to be held on 3 August 2023 will be prepared on Thursday 27 July 2023. In accordance with Minute 302 (03.12.12), should a member wish an item to be included on this agenda please inform the Town Clerk's office by Wednesday 26 July 2023 as no items other than those on the agenda can be considered at the meeting.



TOWN CLERK

**MEETING OF THE PLANNING COMMITTEE HELD 8 JUNE 2023
at 7.00 pm**

PRESENT: Councillors Ambler, Mrs Carlyon, Pascoe (Chairman), Rabey, Sealy, Mrs Swain (Mayor), Walker-Sunderhauf, Webb and Wells

APOLOGIES: An apology of absence was received from Councillor Hall

Also in attendance: Councillor Nolan

At the start of the meeting, the Chairman informed Members of the evacuation procedures.

Also in attendance: Mr Dan Mitchell (Influence Planning), with Mr John Salmon, and Mr Andy Johnson and Kieran Topping (Truro School) presenting informally to the Council on plans for a Music and Performance Centre at Truro School.

38 DISCLOSURES OR DECLARATIONS OF INTEREST

Twewindle, Tregurra Lane (Minute 41, c, iv, pages 14 – 15)
(PA23/03482)

Councillor Webb declared an interest in the above item on the grounds of knowing the neighbour.

39 INFORMAL PLANNING PRESENTATION

Mr Dan Mitchell, of Influence Planning, informally presented plans for a Music and Performance Centre at Truro School to seek Members' views of various elements of the design ahead of submitting a formal planning application. No decision was made under this item.

40 PLANNING MINUTES

The Minutes of the Planning Committee meeting held 4 May 2023 were considered for accuracy.

It was proposed by Councillor Webb, seconded by Councillor Mrs Swain (Mayor), and

RESOLVED that the minutes of the Planning Committee meeting held 3 April 2023 were considered a correct record.

41 PLANNING CONSULTATION

(a) Schedule 1A

Further to all Councillors of Truro City Council being given the opportunity to submit comments to applications in their Ward (by an agreed deadline), and for Members of the Planning Committee to comment on this Schedule prior to publication of the agenda for this meeting, it was proposed by Councillor Mrs Swain (Mayor), seconded by Councillor Ambler, and that it be

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

(b) Schedule 1B

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

*(i) PA23/02693 – Old Cathedral School
Approval, no objections. Subject to comments and/or conditions.*

(ii) PA23/00336 & PA23/00740 – Cornwall Rural Community Council, 2 Princes Street

Refusal, not acceptable in its current form. See comments.

(iii) PA23/03383 – Adelaide Terrace

Approval, no objections in principle. Subject to comments and/or conditions.

(iv) PA23/03993 – Mulberry House, 29 Falmouth Road

Approval, 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 Sealy seconded by Councillor Ambler, that it be

RESOLVED that the recommendations contained within Schedule 1B, as proposed by the Chairman, be adopted by the Planning Committee, except for application 2a&b which would be transferred from Schedule 1B to Schedule 2, to be considered during the meeting.

(c) **Schedule 2**

The Committee considered plans submitted in accordance with the planning consultation procedure, details of which are attached (Schedule 2), and, that it be

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

(i) **2 Penair Crescent (1)**

(PA23/03272)

Approval recommended for the tree works.

Proposer: Councillor Ambler

Seconder: Councillor Mrs Swain (Mayor)

(ii) **78 Highertown (2)**

(PA23/03218)

Approval recommended.

Proposer: Councillor Ambler

Seconder: Councillor Webb

(iii) **17 Adelaide Terrace (3)**

(PA23/03383)

Unanimous approval recommended in line with the comments from the Truro Conservation Area Advisory Committee that state 'the Velux roof windows should be recessed and probably conservation style, and the 'Crittal' style new rear doors should be aluminium rather than UPVC.

Proposer: Councillor Mrs Swain (Mayor)

Seconder: Councillor Ambler

(iv) **Twewindle, Tregurra Lane (4)**

(PA23/03482)

Refusal recommended for the single storey extension on the grounds of it being overbeating and unneighbourly. Members invite the applicant to submit a new

application addressing these concerns, perhaps with the desired single storey on the same footprint as the previously approved application.

Proposer: Councillor Mrs Swain (Mayor)
 Seconder: Councillor Ambler

As Councillor Webb had declared an interest in the above application, he did not participate in the discussion or vote on the above recommendation.

(v) Kelsey, City Road (5)
 (PA23/03789)

Unanimous refusal recommended for the demolition of the existing dwelling house and replacement with 10 new apartments due to the amendments to the application that would result in a lack of privacy for the neighbours created by overlooking from the bedroom windows and the third-floor open terrace. Members also felt the materials used were out of keeping with the surrounding buildings which made the design visually jarring, and more sympathetic materials should be used. Overall, the Committee considered this application more unneighbourly than the previous iteration.

Proposer: Councillor Mrs Swain (Mayor)
 Seconder: Councillor Mrs Carlyon

(vi) Land at Dudman Farm (6)
 (PA23/04079)

Refusal recommended for the discharge of conditions due to the lack of information given. Members require more information to make a fully informed decision.

Members wished to add a note to raise concerns about the additional 250 documents added to the associated Reserved Matters application that they had not been consulted on, as well as the dispute over the surface water drainage and the proposed reduction in affordable housing. The Committee request the applicant and the agent present all the applications to the City Council to assist in understanding of all the applications associated with this site.

Proposer: Councillor Pascoe (Chairman)
 Seconder: Councillor Ambler

Councillor Nolan left the meeting at 7.49pm

(vii) Cornwall Rural Community Council, 2 Princes Street (2a&b from Schedule 1B)
 (PA23/00336 & PA23/00740)

Approval recommended subject to the illumination of the sign being limited to hours of business only.

Proposer: Councillor Webb
 Seconder: Councillor Ambler

42 TRURO TRANSPORT STRATEGY WORKING GROUP
Standing Item for Updates/Discussion

There was nothing to discuss from the Truro Transport Strategy Working Group as there had not been another meeting since recommendations were last discussed.

Members discussed there having not been a meeting for a while, and Councillor Webb reminded Members that Cornwall Council had stated that they were looking at multiple transport strategies across Cornwall and it may take a while to get to Truro's.

It was proposed by Councillor Mrs Swain (Mayor), seconded by Councillor Pascoe (Chairman) and

RECOMMENDED that the Town Clerk writes to Cornwall Council to log that a meeting has not taken place for several months and to ask for a rough time scale as to when a strategy may be produced.

43 CORNWALL COUNCIL NOTICES

Five Day Notices

The report was noted. Councillor Mrs Carlyon commented that she was disappointed with the outcome as she had concerns about the backs of houses, and a potential landslip.

44 TRAFFIC REGULATION ORDERS

Further to Minute 445, page 209, 04.05.2023, Members considered a response from Mr Viv Bidgood regarding the quotation he had provided for the Traffic Regulation Orders that had been submitted by the City Council. Mr Bidgood commented that Cornwall Council had calculated the time taken to consult and implement, and that the quotation provided was based on these calculations and similar numbers of sites consulted on elsewhere under one consultation. Councillor Wells commented that the costs were dramatically different many years ago. Members recognized that it was important that Cornwall Council charge correctly for the time taken, but also noted this meant this was now beyond the parish council budget.

It was suggested that it was possible to implement one or two schemes under the Community Area Partnerships, potentially with match-funding from the City Council. However, realistically, only one scheme per parish was likely to be approved per financial year. Councillor Wells gave an indicative cost using the recent Tregurra scheme that Councillor Webb had previously successfully proposed for Truro's scheme, which was late implemented by the Truro and Roseland Community Network Panel, where it cost approximately £5k for the feasibility study and £18k to implement the scheme.

The City Council could carry out an exercise similar to that when the Tregurra scheme was selected and choose their preferred traffic scheme from those proposed. This could then be suggested to the Community Area Partnerships for future consideration.

45 CORRESPONDENCE

The Chairman reported an email regarding Dudman Farm, with concerns regarding surface water drainage. As this had already been discussed as part of the overall Dudman Farm considerations above, the email was noted.

46 CHAIRMAN'S REPORT

There was nothing further to report.

The meeting closed at 8.17pm.

Chairman

Schedule 1A

TPLANNING APPLICATIONS – FOR THE MEETING OF 6 JULY 2023

SCHEDULE 1A – To Receive a Single Recommendation for the Entire Schedule at the Meeting.

If Members of the Planning Committee wish for an application to be transferred to Schedule 2, please inform the Chairman and Clerk by Thursday 29th June at 5pm for it to be included on the agenda. Please use material planning considerations only.

If the recommendation already states “transfer to schedule 2” there is no need to comment further on this application until the meeting.

Application Details	Proposal	Ward	Recommendation from Chairman/ Vice-Chairman & Councillors
(1) PA23/01328 Pentre, Old Falmouth Road	To convert an existing single storey annexe into a 2 storey residence within the footprint of the existing building	Boscawen and Redannick	Approval recommended
(2) PA23/03278 Bus Shelter, South West of The Old Orchard, Green Lane	Advertisement consent to replace existing double-sided bus shelter advertising displays with a single digital bus shelter advertising display facing the inside of the shelter - reverse side of the digital display to be a non-advertising, nonilluminated space for council or community content	Boscawen and Redannick	Approval recommended
(3) PA23/03291 Bus Shelter North of Chi An Toll opposite Copperfields/Tolgarrick Farm Green Lane	Advertisement consent to replace existing double-sided 6-sheet bus shelter advertising displays with a single digital bus shelter advertising display facing the inside of the shelter. Reverse side of the digital display to be a non-advertising, non-illuminated space for Council or Community content. Single digital display will portray static advertising images that change every 10 seconds	Boscawen and Redannick	Approval recommended
(4) PA23/04733 Tregolls Road	Works to trees under a tree preservation order (TPO) namely: G1 – Sycamore and Holly (both much younger than TPO) surrounding lamppost E028 -To be cleared back off lamppost due to a section 154 notice from CC Highways	Tregolls	Approval recommended
(5) PA23/04846 18 Nansavallon Road	Installation of porch to front of property	Gloweth, Malabar and Shortlanesend	Approval recommended

Schedule 1A

(6) PA23/04175 Land North of 1 Trevelva Road, Malpas	Erection of new dwellinghouse, garage, parking and amenity areas with removal of conditions 2, 3, 5 & 8 of decision PA21/10609 dated 21/12/2021	Tregolls	Schedule 2
(7) PA23/03779 Gweal Yeates, Richmond Terrace	Rear dormer infill extension, small infill front extension and proposed dropped kerb.	Moresk and Trehaverne	Approval recommended
(8) PA23/04666 3 Tresawls Avenue	Proposed domestic extensions	Gloweth, Malabar and Shortlanesend	Approval recommended
(9) PA23/04805 Trevaunance, Comprigney Hill	Works to trees under a tree preservation order (TPO) namely: Large western red cedar: Remove limb and other deadwood	Moresk and Trehaverne	Approval recommended

Schedule 1B

PLANNING APPLICATIONS – FOR THE MEETING 6 JULY 2023

SCHEDULE 1B – APPLICATIONS WITHIN THE CONSERVATION AREA/LISTED BUILDING APPLICATIONS

These applications have been seen by ward members/Planning Committee within the month and therefore have recommendations (far right column). However, following recommendations from the Truro Conservation Area Advisory Committee, these applications may be revisited, upon request, at the Planning Committee meeting.

This schedule (minus any applications revisited at the meeting) will then receive a single ‘en-bloc’ recommendation as per Schedule 1A. If Members of the Planning Committee wish for an application to be transferred to Schedule 2, please inform the Chairman and Clerk by Thursday 29th June at 5pm for it to be included on the agenda. Please use material planning considerations only.

If the recommendation already states “transfer to schedule 2” there is no need to comment further on this application until the meeting.

Application Details	Proposal	Ward	Recommendation from Chairman/ Vice-Chairman & Councillors
(1)(a) PA23/02979 13 Daniell Street	Replace all box sash windows and front door replace with double glazed sash windows in uvpc	Boscawen and Redannick	Refusal recommended. UPVC is not considered suitable for a conservation area.
(b) PA23/03065 13 Daniell Street	Listed Building Consent: Replace all box sash windows and front door replace with double glazed sash windows in uvpc	Boscawen and Redannick	Refusal recommended. UPVC is not considered suitable for a conservation area.
(2)(a) PA23/03411 Nalders Court, Pydar Street	To replace the slate roof covering to localised pitches where the existing slate is not suitable for the shallow pitch, causing water ingress	Moresk and Trehaverne	Approval recommended
(b) PA23/03412 Nalders Court, Pydar Street	Listed Building Consent to replace the slate roof covering to localised pitches where the existing slate is not suitable for the shallow pitch, causing water ingress.	Moresk and Trehaverne	Approval recommended

Schedule 1B

<p>(3)(a) PA23/03982 Land Adjacent Tresawya Drive Tresawya Drive</p> <p>(b) PA23/03983 Land Adjacent Tresawya Drive Tresawya Drive</p>	<p>Construction of seven new buttresses to stabilise the stone boundary wall and Leper's Arch, including excavations for foundations and localised underpinning. Repairs to the historic stonework of the wall and Arch, including removal of vegetation, replacing lost stone, filling cracks and repointing with lime mortar along the boundary wall.</p> <p>Listed Building Consent for the construction of seven new buttresses to stabilise the stone boundary wall and Leper's Arch, including excavations for foundations and localised underpinning. Repairs to the historic stonework of the wall and Arch, including removal of vegetation, replacing lost stone, filling cracks and repointing with lime mortar along the boundary wall</p>	<p>Boscawen and Redannick</p> <p>Boscawen and Redannick</p>	<p>Approval recommended</p> <p>Approval recommended</p>
<p>(4)(a) PA23/03875 Old County Hall, Station Road</p> <p>(b) PA23/03875 Old County Hall, Station Road</p>	<p>Conversion of Old County Hall to provide student accommodation, associated amenity space, car parking, drainage and landscaping.</p> <p>Listed building consent for conversion of Old County Hall to provide student accommodation, associated amenity space, car parking, drainage and landscaping</p>	<p>Boscawen and Redannick</p> <p>Boscawen and Redannick</p>	<p>Approval recommended</p> <p>Approval recommended</p>
<p>(5) PA23/03953 Flat 6, Southleigh House, Lemon Street</p>	<p>Retrospective: Listed building consent for the installation of boiler flue over internal roof slope</p>	<p>Moresk and Trehaverne</p>	<p>Approval recommended</p>
<p>(6) PA23/03213 16 The Parade, Malpas</p>	<p>Listed Building Consent to remove render from front and rear elevations and re-render</p>	<p>Tregolls</p>	<p>Approval recommended</p>

Schedule 1B

<p>(7)(a) PA23/04625 3 UK Ltd, 15-16 King Street</p> <p>(b) PA23/PA23/04626 3 UK Ltd, 15-16 King Street</p> <p>(c) PA23/04652 3 UK Ltd, 15-16 King Street</p>	<p>Proposed new shop front</p> <p>Listed building consent for a proposed new shop front</p> <p>Advertisement Consent for new shop signage</p>	<p>Moresk and Trehaverne</p> <p>Moresk and Trehaverne</p> <p>Moresk and Trehaverne</p>	<p>Approval recommended</p> <p>Approval recommended</p> <p>Approval recommended</p>
<p>(8) PA23/03338 45 Richmond Hill</p>	<p>Extend utility and WC, to create bathroom and bedroom</p>	<p>Moresk and Trehaverne</p>	<p>Approval recommended</p>
<p>(9)(a) PA23/03035 Lambessow, St Clement</p> <p>(b) PA23/03036 Lambessow, St Clement</p>	<p>Erection of a 2-storey, 3-bay car port/garage with useable loft space above. Erection of a single storey pool pavilion. Erection of a single storey courtyard kitchen pavilion. Installation of an outdoor heated swimming pool. Re-landscaping/landscaping areas surrounding the main house, including the formation of a private wild flower garden to the North of the property, an enclosed hedged landscaped outdoor swimming pool area and the re-landscaping of the existing central courtyard space, with the planting of trees and creation of seating areas. Externally there will be the continuation of the driveway to service the new car-port/garage outbuilding. The opening/ enlargement of two windows to create an opening for a bi-fold door to be installed in the main house living room, on the North elevation</p> <p>Listed Building Consent for the above</p>	<p>Tregolls</p> <p>Tregolls</p>	<p>Approval recommended</p> <p>Approval recommended</p>

Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING OF 6 JULY 2023
SCHEDULE 2 – Applications to be considered at the Meeting.

Application Details	Proposal	Ward	Recommendation from Chairman/ Vice-Chairman & Councillors
(1) PA23/04175 Land North of 1 Trevelva Road, Malpas	Erection of new dwellinghouse, garage, parking and amenity areas with removal of conditions 2, 3, 5 & 8 of decision PA21/10609 dated 21/12/2021	Tregolls	

Premises Licence Applications

Licensing Application	Type of application	Truro City Council comments
Truro Cricket Club	Grant - Supply of alcohol	No objection.

