

TRURO CITY COUNCIL



CITY OF TRURO

Town Clerks Department
Municipal Buildings
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13 December 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, and other members of Truro City Council *for information*.

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 19 DECEMBER 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)

- a. To **resolve** to approve the minutes of the Planning Committee meeting held on 28 November 2024.
- b. To receive and **note** the minutes of the TCAAC meeting held 17 December 2024.

4. 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.

a. Schedule 1A – Proposal 'en bloc'.

- i. [PA24/08516 | Works to Trees covered by a Tree Preservation Order \(TPO\) – T1 – Sycamore – Height reduction by 4m. T2 – Sycamore – Height reduction by 3m. T3 – Sycamore – Height reduction by 3m. T4 – Holm Oak – Reduction by 4m. T5 – Laurel – Height reduction by 4m. T6 – Ash – Fell. T7 – Sycamore – Fell. T8 – Holly – Remove deadwood | The Old Vicarage Kenwyn Close Truro Cornwall TR1 3DX](#)
- ii. [PA24/09092 | Proposed rear single-storey extension and conversion of existing garage to provide additional living accommodation | 34 Chirgwin Road Truro Cornwall TR1 1TT](#)
- iii. [PA24/08812 | Partial Reconstruction of a boundary and retaining wall following storm damages | 6 The Avenue Truro Cornwall TR1 1HT](#)

b. Schedule 1B – Conservation Area and Listed Building application proposals 'en bloc'.

- i. [PA24/08857 | Amendments to Roof Covering on Approved Extension \(PA23/08183/ PA23/08184\) & Associated Works. | Bosallen 2 Union Place Truro Cornwall TR1 1EP](#)
- ii. [PA24/08858 | Listed building consent for amendments to Roof Covering on Approved Extension \(PA23/08183/ PA23/08184\) and Associated Works. | Bosallen 2 Union Place Truro Cornwall TR1 1EP](#)
- iii. [PA24/09204 | Proposed change of use of first and second floor offices to two residential flats | First And Second Floor Offices 9 River Street Truro Cornwall TR1 2SQ](#)
- iv. [PA24/09205 | Listed Building Consent for:- Proposed change of use of first and second floor offices to two residential flats | First And Second Floor Offices 9 River Street Truro Cornwall TR1 2SQ](#)
- v. [PA24/09182 | Submission of details to discharge Conditions 4 and 6 in respect of Decision Notice PA24/04150 dated 25.11.24. | Cornwall Council County Hall Treyew Road Truro Cornwall TR1 3AY](#)

c. Schedule 2 – Applications to be considered individually at this meeting.

- i. [PA24/08479 | Erection of new community sports pavilion, parking spaces, soft and hard landscaping | Land At Boscawen Park Malpas Road Truro Cornwall TR1 1SG](#)
- ii. [PA24/08944 | Works to tree in a Conservation Area \(TCA\) Felling of tree | 14 Broad Street Truro Cornwall TR1 1JD](#)
- iii. [PA24/09383 | Application for a Lawful Development Certificate for an Existing use from shop to residential flat. | The Flat 15 Frances Street Truro Cornwall TR1 3DN](#)
- iv. [PA24/09378 | Non-material amendment in relation to decision notice PA23/10143 dated 09.04.2024, namely 1\) Additional roof access ladder between the new build Teaching Block and existing Assembly Hall. 2\) Minor alteration to the proposed external cladding on the northern and western elevations from metal cladding to render. 3\) Minor alteration to the proposed external cladding on the eastern elevation from brick and tile to metal cladding. 4\) Minor alterations to the size of the windows on the eastern and western elevation. | Truro School Trennick Lane Truro Cornwall TR1 1TH](#)
- v. [PA24/08877 | Listed Building Consent for removal of render. repair of bay window and application of lime render. | 6 Trennick Row Malpas Road Truro Cornwall TR1 1QL](#)

5. **LICENSING**

None.

6. **URGENT APPLICATIONS**

To **discuss** and **resolve** any planning applications that have been received after publication of the agenda and that cannot, due to time constraints, be dealt with at a future meeting of this committee.

7. **CORRESPONDENCE**

None.

8. **DELEGATION OF POWER**

To **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.

- a. PA24/09099 Hollynbank 1 Pendrea Wood Truro Cornwall TR1 3RG
- b. PA24/01424/PREAPP 25 Copes Gardens Truro Cornwall TR1 3SN
- c. PA24/01425/PREAPP Land North East Of 9 Copes Gardens Truro Cornwall
- d. PA24/07151 and PA24/07152 Royal Cornwall Museum 25 River Street Truro Cornwall TR1 2SJ

9. **DECISIONS** (Appendix B)

To **note** the decisions on applications by the Local Planning Authority since the last meeting of the Planning Committee.

10. **CONSULTATION ON CORNWALL COUNCIL'S MALPAS TRANSPORT SCHEME**

To consider whether a response to the consultation on Malpas Transport scheme is warranted. The scheme forms part of the Green Transport project funded by the Town Deal programme. To **resolve** to respond to the consultation which ends on 3 January 2025.

11. **TRURO TRANSPORT STRATEGY WORKING GROUP**

Standing item for discussion / update.

12. **TERMS OF REFERENCE**

To **review** and **resolve** the meeting frequency after a six-month trial period.

13. **CHAIRMAN'S REPORT**

Verbal report from the chairman.

14. **DATE OF NEXT MEETING**

Thursday 9 January 2025



David Rodda MBE
Town Clerk



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MEETING OF THE PLANNING AND LICENSING COMMITTEE HELD 28 NOVEMBER 2024 AT 1900

PRESENT: Councillors Pascoe (Chairman), Wetherill (Vice-Chairman), Swain (Mayor), Mrs Carlyon, Green, and Webb.

ALSO IN ATTENDANCE: Councillor Wells.

APOLOGIES: Councillors Griffiths [Personal], Hall [Other business.], Mrs Nolan [Other business.], Nolan [Other business.], Unwin [Other business.], and Rabey [Other business.]

1 COUNCILLORS IN ATTENDANCE AND APOLOGIES

The apologies were **noted**.

P/24/922

2 DECLARATIONS OF INTEREST

Councillor Wetherill Agenda item 4.a.iv. Non-pecuniary interest, to leave the room.

P/24/923

3 MINUTES

a The minutes of the Planning & Licensing Committee meeting held on 07th November 2024 were considered for accuracy. It was proposed by Councillor Swain, seconded by Councillor Green, and **RESOLVED** that they were considered a true and correct record.

P/24/924

b The minutes of the Truro Conservation Area Advisory Committee meeting held on 26th November 2024 were received and **noted**.

P/24/925

4 PLANNING CONSULTATION

P/24/926

a Schedule 1A;

- i. Land Adjacent to the Quarant Trebartha Rd Truro Cornwall (PA24/08407)
- ii. Trenbagh Falmouth Road Truro Cornwall TR1 2BL (PA24/08360)
- iii. Nampara Kenwyn Truro Cornwall TR1 3DR (PA24/08372)
- iv. 66 Daniell Road Truro Cornwall TR1 2DB (PA24/02946)
- v. 17 Midway Drive Truro Cornwall TR1 1NQ (PA24/08087)
- vi. 2 Hendra Road Truro Cornwall TR1 3TR (PA24/07165)
- vii. 228 Treffry Road Truro Cornwall TR1 1UF (PA24/08634)
- viii. 15 Trewinnard Grove Truro Cornwall TR1 3RQ (PA24/08737)
- ix. 14 Trewinnard Grove Truro Cornwall TR1 3RQ (PA24/08736)
- x. 6 Arch Hill Place Old Falmouth Road Truro Cornwall TR1 2FU (PA24/08677)

It was proposed by Councillor Green, seconded by Councillor Swain, and **RESOLVED** that Truro City Council support the applications within schedule 1A with the exception of iv. PA24/02946 having been moved to schedule 2 for discussion as a result of comments being submitted by the Highways office since publication of the agenda.

P/24/927

b Schedule 1B;

- i. Arundell The Avenue Truro Cornwall TR1 1HT
(PA24/08330)
- ii. 43 Daniell Street Truro Cornwall TR1 2DN
(PA24/08594)
- iii. 9 Pydar Street Truro Cornwall TR1 2AX
(PA24/08067 & PA24/08075)
- iv. Cornwall Council County Hall Treyew Road Truro Cornwall TR1 3AY
(PA24/08785 & PA24/08786)

It was proposed by Councillor Webb, seconded by Councillor Wetherill, and **RESOLVED** that Truro City Council support the applications within schedule 1B.

P/24/928

c Schedule 2

P/24/929

i Bosvigo House Bosvigo Lane Truro Cornwall TR1 3NH (PA24/07377)

Following identification of the site as being a level hard standing area that is well screened the accesses were scrutinized for sightline safety, it was proposed by Councillor Webb, seconded by Councillor Green, and **RESOLVED** that Truro City Council support the application.

P/24/930

ii The Knoll St Clements Hill Truro Cornwall TR1 1NY (PA24/08235)

It was commented that the size of the flats proposed would be greater than the minimum space standards if it were a new construction. The high demand for one- and two-bedroom flats in Truro was noted. Members then identified the storage as minimal.

It was proposed by Councillor Swain, seconded by Councillor Wetherill, and **RESOLVED** that Truro City Council support the application and add a note that it would be nice to see more space for an external waste store, possibly in the form a separate structure.

P/24/931

iii 10 Rashleigh Vale Truro Cornwall TR1 1TJ (PA24/08575)

The committee felt that the photographs supplied with the application were not sufficient in showing the area cited as being potential effected in the case of the tree falling despite the tree surgeons report stating this unlikely owing to it being balanced, unless there is a strong storm. Questions were raised about where a replacement tree could be planted if permission to fell was granted. A councillor raised that this leads to the question of 'which point is storm potential the justification for the felling of trees?'

It was proposed by Councillor Webb, seconded by Councillor Swain, and **RESOLVED** that Truro City Council doesn't have enough information to make its recommendation therefore it will defer to the Tree Officer.

P/24/932

[Councillor Wetherill left the room at 1920.]

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

It was proposed by Councillor Swain, seconded by Councillor Green, and **RESOLVED** that Truro City Council object to the proposal given the Highways officer comments.

P/24/933

[Councillor Wetherill entered the room at 1925.]

5 LICENSING

None.

P/24/934

6 URGENT APPLICATIONS

- a** 15 St Nicholas Street Truro Cornwall TR1 2RW (PA24/07766) 5-day protocol. Members examined the reasons for the officer's recommendation, concerned that despite not being in direct view this was still harmful to conservation, noting the conceding of the slate roof.

It was proposed by Councillor Pascoe, seconded by Councillor Swain, and **RESOLVED** that Truro City Council reply agreeing to disagree with the officer's recommendation.

P/24/935

- b** Land West Of Lamorran (PA24/07416) 5-day protocol. The committee was not convinced of the need for additional parking. It was proposed by Councillor Swain, seconded by Councillor Webb, and **RESOLVED** that Truro City Council reply agreeing to disagree with the officer's recommendation.

P/24/936

- c** 1 Landerslee Drive (PA24/07342) re-consult. The chairman informed members that this was reconsulted following this committee's deferral until the forestry officer had commented.

It was proposed by Councillor Pascoe, seconded by Councillor Webb, and **RESOLVED** that Truro City Council agree with the Forestry Officers recommendation.

P/24/937

- d** Land & Building South of New Mills land (PA24/06849) 5-day protocol.

It was proposed by Councillor Wetherill, seconded by Councillor Green, and **RESOLVED** that Truro City Council agree with the officer recommendation.

P/24/938

7 CORRESPONDENCE

- a** Letter re: St Paul Church.

Following reminder of Full Councils decision to delegate authority to the committee to respond to the letter a discussion ensued with a summary of the Churches actions to date in addition to the reasons against the various routes to retain parts or whole of the church.

The committee discussed the Churches stewardship of a listed building and the efforts made to find a new purpose over a time period 16 years longer than statute required despite multiple outside interests failing when looking at financial viability.

It was agreed that this will be a great loss and its historic youth and religious functions should be remembered by the retention of statues and significant objects.

The main points of the letter were to be usage – urging a community benefit usage of the site at the very least require any residential development to be affordable if no other use can be found, and retention of identifiable objects and materials from inside and out e.g. stained-glass windows, font, organ, bell, saints, and stone.

P/24/939

8 DELEGATION OF POWER

None.

P/24/940

9 DECISIONS

The decisions by Cornwall Council since the last meeting of the planning committee were **noted**.

P/24/941

A member asked for clarification of the Local Members role in determining a planning application. Councillor Wells being a Cornwall Councilor responded that his involvement was at the point of disagreement between the officer and the Town/Parish Council.

10 TRURO TRANSPORT STRATEGY WORKING GROUP

It was reported that the expected time for the commissioned report had been surpassed due to workload of the Town Clerk.

P/24/942

11 CHAIRMANS REPORT

The chairman gave a verbal report recognising Councillor Laborde's efforts in formalising the trails at Dudman Farm.

P/24/943

12 DATE OF NEXT MEETING

The date of the next meeting is 19th December 2024.

P/24/944

The meeting closed at 1956.

Chairman

Appendix B

Application	Decision	Truro City Council
PA24/07758 Ground floor extensions and alterations	Approved with conditions	TCC support the application
PA24/07793 Ground floor extensions and alterations	Approved with conditions	TCC support the application
PA24/08021 Works to trees subject to a Tree Preservation Order - T1 Semi-mature/mature Oak, crown reduction, T2 hedge, section of young trees which run along the boundary of the garden creating a hedge. These trees could be younger than the TPO date of 1988	Approved with conditions	TCC support the application
PA24/07180 Certificate of lawfulness for proposed use or development with regards to commencement of construction of a zero carbon office building (Use Class B1), with associated parking (15.no spaces) and landscaping as approved by Cornwall Council under reference PA23/06566.	Granted (CAADs, PIPs and LUs only)	-
PA24/07342 Request for works to a Tree subject to a Tree Preservation Order namely Remove Branch A(1). Reduction to branches B (2), C (3) and D (4) to one Poplar	Refused	Truro City Council agree with the Tree Officers recommendation. [Due to the lack of substantive evidence the Local Planning Authority should refuse this application.]
PA24/07964 Works to trees subject to a Tree Preservation Order (TPO), works include Sycamore (Acer pseudoplatanus) growing in land owned by property developer Maybrook. Tree is land locked by houses so access has been granted through 13 Kenwyn gardens. Tree is protruding through into garden and has outgrown its environment; it has become difficult to maintain as it is land locked. Recommend to fell and replant with more suitable tree such as a Sessile oak.	Refused	Truro City Council support the application
PA24/07726 Two-storey extension to the northern elevation; a single-storey extension to the eastern elevation; replacement of existing converted garage to the western elevation; and the installation of	Approved with conditions	Truro City Council support the application

Solar PV panels on the existing east and west facing roof slopes.		
PA24/08022 Works to trees subject to a Tree Preservation Order - T1 Copper Beech, remove due to Meripilus giganteus in roots and stem base. Replace with Ginkgo biloba	Approved with conditions	
PA24/07165 Provision of patio doors to front elevation and velux to rear roof slope. Infilling window to rear elevation	Approved with conditions	Truro City Council support the application
PA24/06849 Conversion of redundant stone building to dwelling house, extension, construction of domestic garage and associated works Land & Building South Of New Mills Land, Kenwyn Truro TR1 3EZ	Refused	Truro City Council support the application but request a condition be applied that all stone is reused within the development
PA24/07161 Listed Building Consent for:- Regularisation of single storey conservatory at lower ground floor level undertaken prior to 1995	Approved with conditions	Truro City Council support the application
PA24/07416 Retention of additional communal car parking spaces and associated works (retrospective)	Approved with conditions	Truro City Council object to the application requesting this parcel of land be returned to a green space as the members suspect it originally was.
PA24/01424/PREAPP Exception Notice for Sycamore, fell, tree has large vertical splits in the trunk and the bark is soft and spongy, tree is within striking distance of targets.	Closed - advice given	Truro City Council concur with the Planning Officer
PA24/01425/PREAPP Exception notice to fell Sycamore tree	Closed - advice given	Truro City Council concur with the Planning Officer
PA24/07377 Permission in principle for Construction of Two Dwellings & Associated Works (minimum 1 maximum 2).	Granted (CAADs, PIPs and LUs only)	Truro City Council support the application
EN24/01065 Not in accordance with Approved Plan(s)	Notice Issued	-