

TRURO CITY COUNCIL



CITY OF TRURO

Town Clerks Department
Municipal Buildings
Boscawen Street
Truro TR1 2NE
Tel. (01872) 274766
www.truro.gov.uk
email: info@truro.gov.uk

22 May 2025

To: The Mayor (Honorary Freeman Wells), Deputy Mayor (Councillor Rich), Chairperson (Councillor Swain), Vice-Chairperson (Councillor Wetherill) and Councillors Biscoe, Carlyon, Claxton, Douglas-Martin, Nolan, Griffiths, Tann, one **vacancy** and other members of Truro City Council for information.

Dear Councillor

NOTICE IS HEREBY GIVEN that the meeting of the **PLANNING & LICENSING COMMITTEE** will be held at the **TRURO COMMUNITY LIBRARY (LARGE COMMUNITY ROOM, TOP FLOOR), UNION PLACE** on **THURSDAY 29 MAY 2025** 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 Council Offices, no later than 5pm on the Tuesday before the Thursday meeting. Only the first to register to speak for and against each application may be allowed to do so.

A G E N D A

1. COUNCILLORS IN ATTENDANCE AND APOLOGIES

To **note** apologies.

2. DECLARATIONS OF INTEREST

To **receive** and **resolve** on any dispensation requests.

3. MINUTES (Appendix A – TCAAC to follow)

- a. To **resolve** to approve the minutes of the Special Planning Committee meeting held on 19 May 2025. **Page 5**
- b. To **note** the minutes of the Truro Conservation Area Advisory Committee meeting held 27 May 2025.

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.

Schedule 1A

- a. [PA25/01985](#) | Proposed reinstatement of two flats after fire damage and associated works | 9 Trevose Road Truro Cornwall TR1 3QW
- b. [PA25/02714](#) | Works to trees subject to a Tree Preservation Order (TPO): Two immature Pine trees - Removal. | 4 Belvedere Truro Cornwall TR1 1UU
- c. [PA25/02193](#) | Retrospective change of use from residential institution (C2) to dwellinghouse (C3) | Sundial House Coosebean Lane Truro Cornwall TR4 9EA
- d. [PA25/02832](#) | Proposed construction of replacement porch to include w.c., wash hand basin, shower and cupboard. Re-grading of driveway to adjoin entrance porch landing. Rear balcony and cladding without compliance with condition 2 of decision notice PA24/07409 dated 14.11.2024. | 6 Barton Meadow Kenwyn Truro Cornwall TR1 3NJ
- e. [PA25/02952](#) | Works to Tree(s) subject to a preservation order (TPO) G1, Yew-Reduce height from 15 metres to 10 metres. | 2 Trewinnard Grove Truro Cornwall TR1 3RQ

- f. [PA24/09199](#) | Non material amendment in relation to decision notice PA22/05032 dated 07.10.24 to swap the unit approved on Plot 86 for an updated house type that fully complies with the requirements of M4(3). | Land At Dudman Farm Truro Cornwall TR1 3QF
- g. [PA25/03093](#) | Non material amendment in relation to Decision Notice PA22/05032 dated 07/10/24 - This NMA seeks to amend landscaping plans. | Land At Dudman Farm, Truro, Cornwall, TR1 3QF
- h. [PA25/03109](#) | Works to a tree subject to a Tree Preservation Order for Maple (T1) - crown thin (max 20%) to maintain agreeable shape, but reduce windage with particular consideration given to close union co-dominance of main stems. | 16 Cathedral View Kenwyn Truro Cornwall TR1 3UF
- i. [PA25/03152](#) | Works to trees subject to a Tree Preservation Order for Eucalyptus (T1) - reduce crown back to previous pollard cuts on main central leader, and the remaining crown to be reduced accordingly - approximately 4 metres to be removed. Tree has been pollarded in the past and is showing signs of dieback throughout the crown. Eucalyptus (T2) - crown reduce by 2 metres. Tree has become tall and leggy and would benefit from a reduction and reshape. Magnolia (T3) - crown thin and removal of epicormic growth. Tree has large amount of epicormic growth throughout the crown and removing this would improve appearance and encourage energy and growth into the main crown. | Pensilva Kenwyn Close Truro Cornwall TR1 3DX
- j. [PA25/03247](#) | Reserved matters application for approval of access, layout, scale, appearance and landscaping for 274 dwellings, internal access roads, public open space, landscaping and SUDS features pursuant to outline application PA14/04970 dated 02.06.2016 without compliance with condition 16 of decision PA22/05032 dated 07/10/2024 | Land At Dudman Farm Truro Cornwall TR1 3QF

Schedule 1B – Conservation Area and Listed Building

- a. [PA25/02995](#) | Application for modification of a planning obligation so that the obligation to transfer/dedicate the Highway Improvement Land (as defined within the agreement) is removed | Land Off Station Road, Truro, Cornwall
- b. [PA25/03218](#) | Works to trees in a Conservation Area for Western Red Cedar (T1) - remove. Monterey Pine (T2) - crown raise by approx 3m. | 6 Pendowr Wharf Malpas Road Truro Cornwall TR1 1AX
- c. [PA25/03214](#) | Partial demolition and extension of existing care home with variation of condition 2 of decision PA16/09546 dated 11.08.2017 without compliance with condition 4 of decision notice PA21/03838 dated 30.06.2021. | Amberley House Nursing Home The Crescent Truro Cornwall TR1 3ES
- d. [PA25/03232](#) | Proposed replacement of UPVC doors to aluminium | Vivian Court Strangways Terrace Truro Cornwall
- e. [PA25/03126](#) | Alterations to redundant first and second floor space above High Street offices to form three apartments and associated works | Stephens And Stephens The City Foundry 10 Princes Street Truro Cornwall TR1 2ES
- f. [PA25/03127](#) | Listed Building Consent for alterations to redundant first and second floor space above High Street offices to form three apartments and associated works | Stephens And Stephens The City Foundry 10 Princes Street Truro Cornwall TR1 2ES
- g. [PA25/02766](#) | Listed Building Consent for investigation and like-for-like repairs to the downpipe, roof and porch. | 20 - 21 Lemon Street Truro Cornwall TR1 2LS
- h. [PA25/02760](#) | Investigation and like-for-like repairs to the downpipe, roof and porch. | 20 - 21 Lemon Street Truro Cornwall TR1 2LS
- i. [PA25/03318](#) | Advertisement consent for two proposed signs. Primary sign 1550x600mm with 2 no. posterboxes. Secondary sign 1850x600mm. | Royal Cornwall Museum 25 River Street Truro Cornwall TR1 2SJ
- j. [PA25/03316](#) | Installation of external lighting to illuminate the front elevations of existing buildings | Royal Cornwall Museum 25 River Street Truro Cornwall TR1 2SJ

- k. [PA25/03339](#) | Residential conversion of part of the existing building, creating 1 no. flat occupying the second floor level and part of the first floor level. Reconfiguration of the storage area and welfare facilities for the existing retail unit, internal and external repairs and enhancements, provision of new rainwater goods. | 24 King Street Truro Cornwall TR1 2RQ
- l. [PA25/03340](#) | Listed Building Consent for the residential conversion of part of the existing building, creating 1 no. flat occupying the second floor level and part of the first floor level. Reconfiguration of the storage area and welfare facilities for the existing retail unit, internal and external repairs and enhancements, provision of new rainwater goods. | 24 King Street Truro Cornwall TR1 2RQ

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

- a. [PA25/02234](#) | Advertisement consent for External illuminated signage for 3 elevations of shop frontage | Unit 1 Pydar Street Truro Cornwall TR1 2BD
- b. [PA25/02228](#) | Full planning application for 53 homes, including access and associated works, on land at Treyew Road, Truro (Phase 1). | Land At Treyew Road Truro (Phase 1)
- c. [PA25/02194](#) | Phased outline planning application (all matters reserved except access) for up to 63 homes, on land at Treyew Road, Truro (Phases 2-5) | Land At Treyew Road, Truro (Phase 2 - 5)
- d. [PA25/03049](#) | Removal and partial reconstruction of boundary wall to provide improved parking | 8 Truro Vean Terrace Truro Cornwall TR1 1HA
- e. [PA25/03050](#) | Listed Building Consent for the removal and partial reconstruction of boundary wall to provide improved parking | 8 Truro Vean Terrace Truro Cornwall TR1 1HA
- f. [PA25/03317](#) | Listed Building Consent for the Installation of external lighting to illuminate the front elevations of existing buildings | Royal Cornwall Museum 25 River Street Truro Cornwall TR1 2SJ

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**

- a. Notification of appeal against enforcement - 14 St Marys Street & 21 Old Bridge Street - Without planning permission, the installation of UPVC doubleglazed windows and associated works (Appendix B) **Page 7**
- b. Email re: Treyew Road PA25/02194 (Appendix C) **Page 10**
- c. Local Council Training Sessions by Cornwall Council's Positive Planning (Appendix D) **Page 15**

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. PA25/01605 | 14 Tresawls Avenue, Truro | Retention of rear single storey extension and conversion of existing roof including installation of two new rooflights. - Responded agree to disagree.
- b. PA24/09856 | 14 Tresawls Avenue, Truro | Retrospective replacement of existing outbuilding. - Responded agree to disagree.

9. **DECISIONS** (Appendix E) **Page 17**

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

10. **TERMS OF REFERENCE** (Appendix F) Page 20
To **discuss, amend, and recommend** to Council the terms of reference for the Planning and Licensing Committee.
11. **TRURO CONSERVATION AREA ADVISORY COMMITTEE (TCAAC)** (Appendix G) Page 22
To **consider** the terms of reference as recommended by the TCAAC and **resolve**.
12. **CHAIRMAN'S REPORT**
To **receive** a verbal report from the chairman.
13. **DATE OF NEXT MEETING**
Thursday 19 June 2025



David Rodda MBE
Town Clerk



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MEETING OF THE PLANNING AND LICENSING COMMITTEE HELD 19 MAY 2025 AT 19:39

PRESENT: Councillors Wells (Mayor) and Rich (Deputy Mayor) (ex officio). Councillors Biscoe, Mrs Carlyon, Claxton, Douglas-Martin, Griffiths, Nolan, Swain, Tann, and Wetherill.

APOLOGIES: None

ALSO IN ATTENDANCE: David Rodda (Town Clerk) and Esther Greig (Deputy Town Clerk).

1 ELECTION OF CHAIRPERSON FOR THE MUNICIPAL YEAR 2025/26

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

RESOLVED that Cllr Swain be Chairperson for the municipal year **P/25/86**

2 ELECTION OF VICE-CHAIRPERSON FOR THE MUNICIPAL YEAR 2025/26

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

RESOLVED that Cllr Wetherill be Vice Chairperson for the municipal year **P/25/87**

3 COUNCILLORS IN ATTENDANCE AND APOLOGIES

a None. **P/25/88**

4 DECLARATIONS OF INTEREST

None. **P/25/89**

5 MINUTES

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

RESOLVED that the minutes of the meeting held 24 April 2025 were considered a correct record and signed. **P/25/90**

6 APPOINTMENT OF MEMBERS TO THE TRURO TRANSPORT STRATEGY WORKING GROUP

Eight Councillors to include:

the Mayor ex-officio,

the Deputy Mayor ex-officio,

the Chairperson of Planning & Licensing Committee,

the Vice-Chairperson of Planning & Licensing Committee,

and four other members.

Cllrs Biscoe, Nolan, Mrs Carlyon, Douglas-Martin expressed interest in sitting

on this working group but the decision will be deferred until a future

Planning Committee to allow other councillors from outside the committee

to express interest. **P/25/91**

7 APPOINTMENT OF MEMBERS TO THE TRURO CONSERVATION AREA ADVISORY COMMITTEE

Nine persons to include:

the Mayor ex-officio,

the Chairperson of Planning & Licensing Committee,
the Vice-Chairperson of Planning & Licensing Committee,
and one other member of the Planning & Licensing Committee,
Robert Moore,
Michael Bradbury,
Andrew (Joe) Robertson,
Paddy McCready, and
Councillor Bert Biscoe (as a representative of The Old Cornwall Society)

It was proposed by Councillor Biscoe, seconded by Councillor Swain, and
RESOLVED that Cllr Carlyon will be the member for the Truro Conservation
Committee for the municipal year.

P/25/92

**8 APPOINTMENT OF MEMBERS TO THE TRURO AND KENWYN NEIGHBOURHOOD
DEVELOPMENT PLAN STEERING GROUP**

Five Councillors to include:

the Mayor ex-officio and four other members from the Planning & Licensing
Committee.

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

RESOLVED that Cllrs Swain, Biscoe, Tann, and Wetherill will be members to
the Truro and Kenwyn Neighbourhood Development Plan Steering Group.

P/25/93

9 DATE OF NEXT MEETING

The date of the next meeting is 29 May 2025.

P/25/94

The meeting closed at 19:48.

Chairman

Appendix B



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

Your ref:
My ref: EN24/00296
Date: 24 April 2025

Dear Sir/Madam

Town and Country Planning Act 1990 - Section 174 Appeal

I am writing to let you know that an appeal has been made to the Ministry of Housing, Communities and Local Government in respect of an enforcement notice that has been issued by Cornwall Council following alleged breaches of planning control at the following site. The appeal is to be decided on the basis of an exchange of written statements by the parties and a site visit by an Inspector.

MHCLG ref:	APP/D0840/C/25/3362699
Cornwall Council ref:	EN24/00296
Appeal Start Date:	10 April 2025
Breach of Planning Control:	Appeal against Enforcement Notice - Without planning permission, the installation of UPVC double-glazed windows and associated works
Location:	14 St Marys Street And 21 Old Bridge Street Truro Cornwall
Appellant:	Rannji Development Ltd.

The Council considered it expedient to issue the enforcement notices because

The breach of planning control was materially complete prior to the new Levelling Up and Regeneration Act coming into effect. The breach has therefore been considered under the time limits set out under Section 171B of The Town and Country Planning Act, 1990. It appears to the Council that the above breach of planning control has occurred within the last four years.

It is considered that the development does not accord with the relevant development plan policies.

In particular;

By virtue of their, unsympathetic design and material, the installation of the UPVC windows fail to take account of the area's historic context and surrounding traditional vernacular, appearing as incongruous additions that are detrimental to the street scene, character and setting of the Conservation Area.

Cornwall Council

Tel: 0300 1234 151 www.cornwall.gov.uk

IDOX/REAENF

24 April 2025

The development fails to preserve or enhance the character and appearance of the Truro Conservation Area or the setting of neighbouring heritage assets, in particular the Grade I listed building (Truro Cathedral), amounting to less than substantial harm, that is not outweighed by any public benefits. The development is therefore contrary to Policies 1, 2, 12 and 24 of the Cornwall Local Plan Strategic Policies 2010-2030, Policy C1 of the Truro and Kenwyn Neighbourhood Plan Revision May 2023, Policy C1 of the Cornwall Council's Climate Emergency DPD 2023, paragraphs 8, 135, 139, 202, 210, 212, 213, 215 and 219 of the National Planning Policy Framework 2023, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Historic Environment Good Practice Advice in Planning Note 2 Managing Significance in Decision-Taking in the Historic Environment 2015 and Historic Environment Good Practice Advice in Planning Note 3, The Setting of Heritage Assets (2nd Edition).

It is not considered that the matter can be overcome by the use of planning conditions.

The grounds on which the appeal has been made are:

Ground F That steps required to comply with the requirements of the enforcement notice are excessive and lesser steps would overcome the objections.

Ground G The time given to comply with the notice is too short.

The enforcement notice and the appellant's statement are available on request. You have been notified so that you may, if you wish, submit your views in writing or request a copy of the appeal decision letter. You should write direct to The Planning Inspectorate, Room 3/26a, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, within 6 weeks of the appeal start date (stated above) quoting their reference number. If you require an acknowledgement letter or a copy of the final decision you must include this request in your communication.

The Planning Inspectorate has introduced an online appeals service which you can use to comment on this appeal. You can find this service through the Appeals area of the Planning Inspectorate Web Site – see <https://acp.planninginspectorate.gov.uk>. The Inspectorate may publish details of your comments on the internet on the Appeals area of the Planning Inspectorate. Your comments may include your name, address, e-mail address or telephone number. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to a third party, please ensure that you have the permission to do so. More detailed information about data protection and privacy matters is available on the Planning Inspectorate.

Page 3 of 3

24 April 2025

You can get a copy of The Planning Inspectorate's booklet, "Guide to taking part in enforcement appeals proceeding by written representations – England" free of charge from this office or via the following link:

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

Should you require any further information in connection with this appeal, please telephone me.

Yours faithfully

Sandra Oram

**Senior Development Support Officer
Development Management Service
Tel: 01872 322222
Email: planningappeals@cornwall.gov.uk**

Appendix C

Treyew Road - PA25/02194

Good morning

I note that the City Council recently deferred the above case, so that it can be considered alongside the accompanying Phase 1 application at the same site. This is perfectly understandable and a sensible course of action. The Phase 1 application has now been validated by the Council (Ref PA25/02228) and the City Council will no doubt be consulted on this shortly by Cornwall.

I note that when deferring the case, the City Council raised two potential matters of concern. That of affordable housing, and tree canopy cover. I write regarding these two matters.

In terms of the former, there is a typographical error in the original Affordable Housing Statement and Heads of Terms. A policy compliant level of 35% affordable housing is proposed. Updated documents attached. Apologies for any inconvenience caused. Copies have also been sent to Cornwall Council.

In terms of canopy cover, the concerns are triggered by the nature of the outline application process. As there is no detailed landscaping scheme at this time, the figures submitted as part of the application merely set the baseline with no landscaping included and do not represent the 'as developed' scenario. Detailed landscaping at Reserved Matters stage will deliver the required 15% canopy cover. I trust this clarifies matters.

Thank you

Alex

Alex Graves BA (Hons) PG Dip MRTPI
Managing Director

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TREVETH

**Land at Treyew Road, Truro
(Phases 2-5)**

Affordable Housing Statement

February 2025

1 Introduction

- 1.1 This statement is written to support an outline planning application for up to 63 homes on land at Treyew Road, Truro. The site comprises Phases 2-5 of a wider development, with more affordable to be delivered via Phase 1.
- 1.2 35% of the Phase 2-5 homes are offered as affordable.

2 Location and Layout

- 2.1 The precise number of affordable homes, tenure, and mix will be fixed at Reserved Matter stage should outline permission be forthcoming.
- 2.2 It is proposed to provide car parking spaces commensurate with the size of the unit, at a level appropriate for this highly sustainable location.

3 Size, Tenure and Specification

- 3.1 The Phases 2-5 mix of accommodation will be arrived at through engagement with Cornwall Council housing enablers.
- 3.2 All affordable homes will meet the minimum gross internal floor areas in the Nationally Described Space Standards.
- 3.5 All homes will have a garden or access to on-site amenity space.
- 3.6 Occupation of affordable dwellings will be by qualifying persons in housing need and with a local connection.

**Draft s.106 Heads of Terms
Land at Treyew Road, Truro (Phases 2-5)**

The following Heads of Terms (HOTs) are suggested for the proposed s.106 Agreement that will be entered into by Cornwall Council (CC) and Treveth Development LLP (the 'Applicant') prior to planning permission being granted for the proposed development.

Local Authority requests for s.106 contributions towards infrastructure must satisfy the tests as set out in regulation 122 of the Community Infrastructure Levy Regulations 2010.

Specifically, requests must be:

- Necessary to make the development acceptable in planning terms
- Directly related to the development; and
- Fair and reasonably related in scale and kind of development

These HOTs are in draft and are subject to further discussion and/or agreement.

The s.106 will address the following matters:

Public Open Space

- On-site - Specification and management of which to be agreed with CC.

Landscape and Biodiversity

- On-site provision (and off-site BNG if required). Management of which to be agreed with CC.
- SAC contribution.

Drainage

- Management of which to be agreed with CC.

Affordable Housing

- 35% affordable.
- Occupation of affordable dwellings by qualifying persons in housing need and with a local connection.

Highway/footpath connections

- Details to be agreed.

Education

- A contribution to be agreed per market dwelling of 2 or more bedrooms provided said request meets the regulation 122 tests.

Primary Health Care

- A contribution to be agreed per market dwelling provided said request meets the regulation 122 tests.

Local Council Planning Essentials Training – 12 and 19 June, 10 July 2025 Page 22

Dear Clerks

Following the recent elections, Cornwall Council are offering planning essentials training for local councils. This training is being offered as online Microsoft Teams events over 3 dates as set out below:

Thursday 12 June (16.00-17.00)

National, Local and Neighbourhood Planning Policy with Robert Lacey, Planning Policy Manager

Thursday 19 June (16.00-17.30)

Development Management with Davina Pritchard and Chantal McLennan, Development Management Group Leaders
Getting Involved with Gavin Smith, Development Management Group Leader

Thursday 10 July (16.00-17.30)

Enforcement and Compliance with Jon Drew and Alan Mason, Planning Enforcement Group Leaders
Appeals – Chantal McLennan, Development Management Group Leader

Invitations and the joining links for these sessions are set out below. **Clerks, please cascade to your local councillors – these sessions are suitable for brand new local councillors as well as a useful refresher for returning members and clerks – no need to book, just use the link to join.** Email positiveplanning@cornwall.gov.uk if you have any questions.

Thursday 12 June (16.00-17.00) - National, Local and Neighbourhood Planning Policy

Microsoft Teams [Need help?](#)

[Join the meeting now](#) Meeting ID: 372 737 454 618 Passcode: vP3p4Hf6

Dial in by phone [+44 20 7660 8305,,793335591#](tel:+442076608305793335591) United Kingdom, City of London [Find a local number](#) Phone conference ID: 793 335 591#

Thursday 19 June (16.00-17.30) - Development Management and Getting Involved

Microsoft Teams [Need help?](#)

[Join the meeting now](#) Meeting ID: 390 944 374 891 Passcode: a8hf2fX9

Dial in by phone [+44 20 7660 8305,,249554092#](tel:+442076608305249554092) United Kingdom, City of London [Find a local number](#) Phone conference ID: 249 554 092#

Thursday 10 July (16.00-17.30) - Enforcement and Compliance, and Appeals

Microsoft Teams [Need help?](#)

[Join the meeting now](#) Meeting ID: 385 082 575 434 Passcode: a4YA6dr7

Dial in by phone [+44 20 7660 8305,,305110802#](tel:+442076608305305110802) United Kingdom, City of London [Find a local number](#) Phone conference ID: 305 110 802#

We will make all the presentations from these sessions available on our planning training webpage at: [Local Council Planning Training - Cornwall Council](#).

If you have any questions, please contact us at positiveplanning@cornwall.gov.uk

Kind regards

Nic Phillips (she/her) | Senior Development Officer (Specialist)

Cornwall Council | Planning and Housing Service

nic.phillips@cornwall.gov.uk Tel: 01872 322222 (and say my name) Mobile: 07599
112099

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

Please note that I work part-time. My normal working days are Tuesdays, Wednesdays, Thursdays.

To keep up-to-date with changes in Planning, please check [Planning and Building Control - Cornwall Council](#) and [What's new in planning - Cornwall Council](#)

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Appendix E

Application	Decision	Truro City Council
PA25/01056 Listed building consent for replacement roof, valley, rainwater goods, fascias and replacement of wall finishes. 29 Lemon Street Truro Cornwall TR1 2LS	Approved with conditions	Support.
PA25/01130 Listed Building Consent for:- Removal of the existing 3D cut out signage and repainting of the existing projecting sign. The shop front facade will be retained, made good and repainted. New pinned out lettering will be installed above the entrance. A hand painted building number will be applied to the right hand side of the shop front fascia panel Mint Velvet 1 St Nicholas Street Truro Cornwall TR1 2RW	Approved with conditions	Support.
PA25/01263 Listed building consent for a replacement roof and associated works 32 Lemon Street Truro TR1 2NR	Approved with conditions	Support.
PA24/06876 Construction of purpose-built student accommodation with commercial space (Use Class E) and sustainable travel hub, associated works and the demolition of GWRSC building Land And Buildings At GWRSC Station Road Truro TR1 3HH	Approved with conditions	27.09.24 Truro City Council defer comment until such time as the applicant has considered the height and massing, the removal of the shop and subsequent reduction of development by one story, parking, design, and the geology of the site. 21.02.25 Truro City Council object to the proposal as is. The height and massing of the building remains too great for this prominent site, in addition, the design and material use pays little respect to the adjacent properties and conservation area.
PA25/01861 Works to Tree covered by a Tree Preservation Order (TPO) - T8 - Sycamore - Co-dominant Stemmed. Eastern stem's upper crown has significant dieback, significant deadwood, no vascular function. Recommendation from Surveyor is to consider removing whole eastern stem. Street Record Elm Court Truro Cornwall	Approved (Statutory/one condition only)	Support.
PA25/02762 Seeking to add an additional window in the west elevation at first floor level. Truro School Trennick Lane Truro Cornwall TR1 1TH	Approved unconditional	Support.
PA25/01359 Conversion of garage to study with utility and kitchen dining room extension 24 Murdoch Close Truro Cornwall TR1 1RR	Approved with conditions	Support.
PA25/01474 Listed building consent for installation of electricity supply 6 - 7 Lemon Street Truro Cornwall TR1 2LQ	Approved with conditions	Support.
PA25/01843 Works to Tree(s) covered by a Tree Preservation Order (TPO) - T1 - Sessile Oak - Reduce crown over road, from 12m to 9m to stop interference with BT cables and the street light located underneath. Remove any split, crossing or deadwood over the road. Lyndale 14 Higher Trehaverne Kenwyn Truro Cornwall TR1 3RH	Approved with conditions	Support.

PA25/01179 Provision of rear single storey extension, external alterations and internal reconfiguration, 53 Treyew Road Truro Cornwall TR1 2BY	Approved with conditions	04.04.25 Truro City Council object in line with the case officers' view of the currently proposed plans overpowering the host dwelling.
PA25/01640 Works to Tree(s) subject to a preservation order (TPO) Oak tree at rear of property to be reduced. 38 Upland Crescent Truro Cornwall TR1 1ND	Refusal one reason	Support.
PA25/01558 Listed Building Consent for the Installation of Electricity Supply Hendra Health Store 8 - 9 Lemon Street Truro Cornwall TR1 2LQ	Approved with conditions	Support.
PA25/01154 Works to Trees covered by a Tree Preservation Order (TPO) - Group of Trees - Remove 3 overhanging branches. 5 Townsend Street Truro Cornwall TR1 3GL	Approved with conditions	Support.
PA25/01561 Alterations and Extension to 9 Castle Street Comprising of: . Demolition of existing single storey porch to allow for new replacement Georgian style porch. . Demolition of existing conservatory style roof at Lower Ground Floor to be replaced with new single ply membrane flat roof with conservation lantern roof light. Existing window to be replaced with new door at Lower Ground Floor. Introduction of new external steps from Lower Ground Floor to Garden Area. . Re-planning of existing parking forecourt. 9 Castle Street Truro Cornwall TR1 3AF	Approved with conditions	Support.
PA25/01562 Listed Building Consent for Alterations and Extension to 9 Castle Street Comprising of: . Demolition of existing single storey porch to allow for new replacement Georgian style porch. . Demolition of existing conservatory style roof at Lower Ground Floor to be replaced with new single ply membrane flat roof with conservation lantern roof light. Existing window to be replaced with new door at Lower Ground Floor. Introduction of new external steps from Lower Ground Floor to Garden Area. . Re-planning of existing parking forecourt. 9 Castle Street Truro Cornwall TR1 3AF	Approved with conditions	Support.
PA25/00055 Conversion of one dwelling into two residential apartments. 13 Ferris Town Truro Cornwall TR1 3JQ	Approved with conditions	Support.
PA25/02125 Works to Trees covered by a Tree Preservation Order (TPO) - Ash - Tree to be felled and replaced with Silver Birch 33 Penwerris Road Truro Cornwall TR1 3QT	Approved with conditions	Support.
PA24/06876 Construction of purpose-built student accommodation with commercial space (Use Class E) and sustainable travel hub, associated works and the demolition of GWRSC building Land And Buildings At GWRSC Station Road Truro TR1 3HH	Approved with conditions	27.09.25 Truro City Council defer comment until such time as the applicant has considered the height and massing, the removal of the shop and subsequent reduction of development by one story, parking, design, and the geology of the site. 21.02.25

		Truro City Council object to the proposal as is. The height and massing of the building remains too great for this prominent site, in addition, the design and material use pays little respect to the adjacent properties and conservation area.
PA25/01605 Retrospective application for complete refurbishment, construction of rear single-story extension and conversion of existing roof including installation of two new rooflights 14 Tresawls Avenue Truro Cornwall TR1 3LA	Approved with conditions	Truro City Council object to the applications on the grounds that this was unneighbourly development and would result in overshadowing of neighbouring property.
PA24/09856 Retrospective replacement of existing outbuilding 14 Tresawls Avenue Truro Cornwall TR1 3LA	Approved with conditions	Truro City Council object to the applications on the grounds that this was unneighbourly development and would result in overshadowing of neighbouring property.
PA25/02263 Works to Trees covered by a Tree Preservation Order (TPO) - Sycamore - Full removal Tree Opposite Adj 13 Kenwyn Gardens Truro Cornwall	Refusal one reason	Truro City Council object to the proposed works given the trees good condition and amenity value.

TRURO CITY COUNCIL



CITY OF TRURO
Town Clerk

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PLANNING AND LICENSING COMMITTEE TERMS OF REFERENCE

This committee provides consultation responses to the local planning authority, Cornwall Council, on planning and licensing applications which are either in the city or have a significant impact on the city.

1. Membership

- 1.1. The committee shall have twelve members including the Mayor, Deputy Mayor, and ten members elected in accordance with standing orders.
- 1.2. Membership of the Committee is established at the annual meeting of the Council.
- 1.3. The Committee shall elect a Chair and Vice Chair for each civic year.
- 1.4. Co-opted members may join the committee during the year if authorised by the Council.
- 1.5. Five members of the committee shall constitute a quorum for meetings.
- 1.6. Attending Officers: Committee Clerk

2. Meetings

- 2.1. The frequency should be at least once every three weeks.
- 2.2. If required a site visit can be conducted with at least two members of the committee present.

3. Powers

The committee will have full delegated powers in respect of:

3.1. Planning

- 3.1.1. Consider and respond to all planning applications notified to us by Cornwall Council in accordance with the Council's Policies and National & Local Planning Development Framework Guidance.
- 3.1.2. Authorise the Chairman (or appointed deputy) to attend and represent the Council at relevant meetings of the Planning Authority, Inquiries and Appeals.
- 3.1.3. Allow the attendance and participation of public at meetings subject to the Council's Public Speaking Protocols.
- 3.1.4. Make recommendations in regard to street naming proposals within the parish.
- 3.1.5. Consider all matters relating to public paths, highways and traffic management including carparking.

- 3.1.6. Determination of responses in respect of all applications relating to the preservation, felling or other works with respect to trees and Tree Preservation Orders within the parish.
- 3.1.7. Unless considered by Full Council, respond to strategic and policy consultation by Cornwall Council in regard to planning and land use matters.
- 3.1.8. Review the neighbourhood plan every two years.
- 3.1.9. On resolution consider the possibility of a five-day protocol¹ and the preferred response. If no preferred response can be agreed or it was not considered the Town Clerk shall reply in consultation, via email, with the Chairman, Vice-chairman and all members of this committee.

3.2. Licensing

- 3.2.1. Consider all licensing matters and applications in Truro and make representations, when necessary, to the Licensing Authority.
- 3.2.2. To work with the Police Licensing Officer in determining local responses on licensing applications and matters, to ensure nuisance and anti-social behaviour are not created or exacerbated by licensing applications.
- 3.2.3. Be cognisant of local directions including the Cumulative Impact Zone
- 3.2.4. Allow licensing applicants, supporters and objectors to attend and/or make representations to the Committee.
- 3.2.5. Authorise the Chair (or appointed deputy) to represent the Council at Licensing Hearings and Appeals.

3.3. Delegation to the Town Clerk

- 3.3.1. As set out in;

Standing Orders 17. Delegation of Powers

a. Approval of Planning and Licensing Applications

The consideration of all applications submitted to the Council in accordance with Planning consultation procedure under Section 20 of Schedule 16 of the Local Government Act 1972, or any subsequent enactment, or under the Licensing act 1964 and which require the submission of observations for or against the desirability of the development or license to which such applications relate within a period of time specified by such legislation which may for the time being be in force, by the Council, shall stand referred without motion or debate to the Planning Committee, and it shall be the duty of that Committee to consider them accordingly and to meet so often as will ensure exercising the said power within the period prescribed by law.

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.

1. Should the planning officer disagree with the comments made by the committee they will issue a 5-day protocol asking the council to respond within five working days choosing one of three options, accept the planning officers decisions, agree to disagree or ask that it be taken to planning committee.

[Adopted by council 20 MAY 2024 minute NOS 24.]

TRURO CITY COUNCIL



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TRURO CONSERVATION AREA ADVISORY COMMITTEE TERMS OF REFERENCE

This sub-committee provides advice to the Planning & Licensing Committee on consultation responses to the local planning authority for all applications that fall within the conservation area or are that of a listed building.

The Committee is a sub-committee of the Planning & Licensing Committee but is an advisory body only; it is not a statutory consultee. Recommendations from the TCAAC will also be submitted to Cornwall Council and considered independently as "public comment".

1. Membership

- 1.1. The committee shall have nine members including the Mayor (ex-officio), Chairman of the Planning Committee, Vice-Chairman of the Planning Committee, a representative of the Planning Committee and up to five co-opted members reported to the Planning & Licensing Committee for approval.
- 1.2. Membership of the sub-committee is established at the first meeting of the Planning & Licensing Committee.
- 1.3. The Committee shall elect a Chairman for each civic year, preferably a co-opted member.
- 1.4. The members of the sub-committee are appointed each year.
- 1.5. Three members of the committee shall constitute a quorum for meetings.
- 1.6. Attending Officers: Committee Clerk

2. Meetings

- 2.1. The frequency should be normally once every three weeks, ordinarily two days before the meeting of the Planning Committee.

3. Powers

The committee will have full delegated powers in respect of:

3.1. Planning

- 3.1.1. Consider and recommend a response to all planning applications notified to us by Cornwall Council, that either fall within Truro's Conservation Area and/or are a listed building in, accordance with the Council's Policies and National & Local Planning Development Framework Guidance.
- 3.1.2. Submit its recommendations as 'public comment' to Cornwall Council.
- 3.1.3. Be consulted on legislation and take part in initiatives that concern Conservation Areas & Listed Buildings.
- 3.1.4. Setting training requirements for its members.