

**MEETING OF THE PLANNING COMMITTEE HELD 5 JUNE 2024  
at 7 pm**

**PRESENT:** Councillors Pascoe (Chairman), Wetherill (Vice-Chairman), Swain (Mayor), Rabey (Deputy Mayor), Mrs Carlyon, Nolan, Mrs Nolan, Green, Webb, Griffiths, Unwin and Hall.

**ALSO IN ATTENDANCE:** Councillor La Borde and Deputy Town Clerk.

**APOLOGIES:** There were no apologies of absence received.

**081 DISCLOSURES OR DECLARATIONS OF INTEREST**

Councillor Swain disclosed an interest on (iv) of schedule 1B.

[Councillor Mrs Carlyon entered the meeting at 1904.]

[Councillor Webb entered the meeting at 1906.]

**082 CHAIRMAN'S REPORT**

The Chairman welcomed new members to the committee and thanked them for electing him to the chair with Councillor Wetherill as Vice-Chair. The Chairman also spoke of the passing of former Councillor Maurice Vella and the legacy he shall leave.

**083 PLANNING MINUTES**

(i) The Minutes of the Planning Committee meeting held on 2 May 2024 were considered for accuracy. It was proposed by the Councillor Carlyon, seconded by Councillor Green, and

**084** **RESOLVED** that the Minutes of the Planning Committee meeting held on 2 May 2024 were considered a correct record.

(ii) The Minutes of the Special Planning Committee meeting held on 20 May 2024 were considered for accuracy. It was proposed by the Councillor Swain, seconded by Councillor Griffiths, and

**085** **RESOLVED** that the Minutes of the Special Planning Committee meeting held on 20 May 2024 were considered a correct record.

**086 TERMS OF REFERENCE**

The Deputy Town Clerk outlined the reasons for the key points of the terms of reference, that research of other councils of a similar size as well as the tightening up of extensions granted by Cornwall Council informed the most significant change being that of meeting frequency.

There needs to be work with the TCAAC with regards to schedule of meetings, bearing in mind motivation levels of members.

It was then raised that other councils allocate applications to councillors to present at meetings speeding up the process. Questions raised as to how this might be done.

A member of the committee wondered if a set schedule rather than periodic one would be best, with meeting frequency being the only part of the terms of reference that may need revisiting.

Concerns over attendance and additional costs to the council due to more regular meetings was raised with a counter point of only requiring a quorum not full attendance as well as the reality of costs incurred being only that of clerk for the minute taking.

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

**087** **RESOLVED** that the proposed terms of reference be recommended to Full Council and reviewed in six months.

[Councillor Swain left the room at 1936.]

**088 PLANNING CONSULTATION**

**089 (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. It was proposed by Councillor Griffiths, seconded by Councillor Webb, and

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

**091 (ii) Schedule 1B**

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

- i. PA24/02716 Kent House St Clement Street TR1 1EQ – Approval – No objections in principle. Subject to comments and/or conditions.*
- ii. PA24/02010 2 Daniell Street TR1 2DN - Approval – No objections in principle. Subject to comments and/or conditions.*
- iii. PA24/03122 14 Prospect Place TR1 1HW - Approval – No objections in principle. Subject to comments and/or conditions*
- iv. PA24/02007 Sabzi Ltd 16A And 16B Walsingham Place TR1 2RP - Refusal – Not acceptable in its current format. See comments.*
- v. PA24/03344 15 New Bridge Street TR1 2AA - Approval – No objections in principle. Subject to comments and/or conditions.*
- vi. PA24/03901 Lighterage Quay Newham Road Newham TR1 2SU - No formal input applicable from TCAAC*
- vii. PA23/09331 18 Lemon Street TR1 2LS - Approval – No objections in principle. Subject to comments and/or conditions.*
- viii. PA24/03572 FatFace 1 - 2 Victoria Square TR1 2RS - Approval – No objections in principle. Subject to comments and/or conditions.*
- ix. PA24/03552 FatFace 1 - 2 Victoria Square TR1 2RS - 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 Mrs Carlyon, seconded by Councillor Rabey, and

**092** **RESOLVED** that the recommendations contained within Schedule 1B, with the exception of (iv) PA24/02007 (moved to Schedule 2), as proposed by the Chairman, be adopted by the Planning Committee.

[Councillor Swain entered the room at 1940.]

**093 (iii) Schedule 2**

**094 (i) 60 Tregolls Road Truro Cornwall TR1 1LD  
(PA24/03218)**

A member of the public spoke on this item giving the reason for the development as expansion of family.

Recommend approval, and to note that it should be kept as family use.

Proposer: Councillor Swain  
Secunder: Councillor Green

**095 (ii) Land At Dudman Farm Truro Cornwall TR1 3QF  
(PA22/05032)**

Members had a full discussion that included a range of topics most notably:

A) The lack of an independent ecological assessment, stating that the assessment provided conducted by the developer was desk based and had no mention of trees. In addition to this the promised dormouse survey had not been done.

B) Where tree relocation was concerned in the proposed plans they were to be non-native another member stated that a mix of native and non-native trees was in place to help with water retention and protect the native trees

C) The adequacy of the SUDS was brought into question with fifty additional houses yet no change to flood mitigation strategy, future pollution into the river was also a concern as well as exacerbation of water onto the public footpath south-east of the development.

D) Traffic influxes to New bridge lane and the junction on entry to the estate in addition to future additional traffic from the Langarth development.

E) One member noted that there had been no change to the location of kitchens within some properties as suggested previously, to avoid carrying waste through the house. The flats in the development barely meet the minimum space standards. There was an understanding that Truro needs the 275 new homes but that policies of affordable housing had not been met with 33% being affordable housing where the policy states it should be 35%. These are also not interspersed as policy intends. The makeup is 57% rental and 43% shared ownership where policy asks that it be 70% rental and 30% shared ownership.

F) A member presented to the committee that they had asked for this application to go to Cornwall Councils Strategic planning committee due to the objections from the landscape officer, the lack of parking, a poor layout and the affordability not being in line with policy. They hoped that a member could represent Truro City Council at this meeting.

G) It was agreed that it may be better to discuss future proposals with the developer in the same room rather than go through the application process to hear the Councils comments.

Refusal recommended on the grounds that this is overdevelopment of a difficult site, some of the properties only just meet the minimum space standard, it is not good design, the affordable housing and sale to rent ratios are not up to policy requirements, adverse impacts on flora and fauna and the additional strain on traffic when operational.

Proposer: Councillor Swain  
Secunder: Councillor Green

**096 (iii) Land South Of Lamorran Old Falmouth Road Truro Cornwall TR1 2HN  
(PA24/02726)**

Approval recommended.

Proposer: Chairman  
Secunder: Councillor Webb

**097 (iv) 1 Tinneyside Close Calenick Truro Cornwall TR3 6GY**  
(PA24/03136)

Approval recommended.

Proposer: Councillor Swain  
Secunder: Councillor Griffiths  
[Councillor Mrs Carlyon asked that her vote against the resolution be recorded.]

**098 (v) 19 Chainwalk Drive Kenwyn Truro Cornwall TR1 3ST**  
(PA24/03647)

Refusal recommended due to concerns of loss of light, privacy and overlooking to neighbouring properties. Truro City Council welcome resubmission with the staircase on the opposite side of the building.

Proposer: Councillor Rabey  
Secunder: Councillor Mrs Carlyon

**099 (vi) 6 Trefusis Close Truro Cornwall TR1 1LJ**  
(PA24/03169)

Questions raised about safety of the offset staircase and discussion on possible future use as Airbnb with debate on the right of people to make an income from their property.

Approval recommended.

Proposer: Councillor Swain  
Secunder: Councillor Green

**100 (vii) 10 Frances Street Truro Cornwall TR1 3DN**  
(PA24/03358)

Approval recommended.

Proposer: Councillor Wetherill  
Secunder: Councillor Swain

**101 (viii) Arisaig Kenwyn Close Truro Cornwall TR1 3DX**  
(PA24/03772)

Concerns focused on the Gingko and whether it need be completely felled and if so what should replace it, as the committee are not tree experts no grounds for recommending refusal. It was also discussed that the hedge replanting should have to promote biodiversity.

Approval recommended.

Proposer: Councillor Swain  
Secunder: Chairman

[Councillor Mrs Carlyon left the meeting at 2103.]

**102 (ix) Lighterage Quay Newham Road Newham Truro Cornwall TR1 2SU  
(PA24/03901)**

As Truro City Council are not environmental experts it was felt that it couldn't comment on what should and shouldn't be included in the Environmental Impact Assessment.

Approval recommended.

Proposer: Councillor Swain  
Seconder: Chairman

**103 (x) Sabzi Ltd 16A And 16B Walsingham Place TR1 2RP  
(PA24/02007)**

The comments from TCAAC and Historic Environment and Planning were raised suggesting colours should not be block but accents and that the awnings were not in keeping with the conservation area. As there is no 'colour pallet' in use this point wasn't considered.

A Councillor proposed that the committee object on the grounds recommended by the TCAAC, the vote was not carried. A second proposal was put forward to support.

Approval recommended.

Proposer: Chairman  
Seconder: Councillor Mrs Nolan

**104 TRURO TRANSPORT STRATEGY WORKING GROUP**

The Chairman reported that previously the group had met only a couple of times due to waiting for Cornwall Councils transport strategy to be in place, this was due to change as there is a need for Truro to have the meetings regardless of the county position.

There was also mention of the need to plan for a new traffic order for Boscowen street prior to a full Truro Transport Strategy.

**105 LANGARTH CROSS COUNCIL MEETING**

The Vice-Chairman reported on an invitation by Kenwyn Parish Council to meetings between them and Cornwall Council that will have a specific focus topic.

**106 EXTENSION OF MEETING**

It was proposed by Councillor Rabey, seconded by Councillor Green, and  
**RESOLVED** that the meeting continue to 2200.

**107 CORRESPONDENCE**

i) Letter asking if the Council wishes to work with a housing partnership to deliver an affordable housing scheme which will require the Council identifying a site suitable for a minimum of forty dwellings.

It was felt that this was outside the remit of the committee and it was proposed by the Chairman, Seconded by Councillor Griffiths and

**108** **RESOLVED** that this be sent to the Finance and General Purposes Committee Meeting for discussion.

ii) Results from Newbridge Bus Lane Extension consultation.

109 It was proposed by Councillor Webb, Seconded by the Chairman and  
**RESOLVED** that Truro City Council should support the works.

110 **DELEGATION OF POWERS**

It was proposed by Councillor Swain, Seconded by Councillor Unwin and  
**RESOLVED** that the decisions made be noted.

111 **TRAINING**

The need for training of new committee members was discussed and it was asked  
that the clerks provide the timings for training events.

112 **DATE OF NEXT MEETING**

The date of the next meeting was to be confirmed.

The meeting closed at 2142.

-----  
Chairman

DRAFT