



CITY OF TRURO

Town Clerks Department
Municipal Buildings
Boscawen Street
Truro TR1 2NE
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03 January 2025

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 09 JANUARY 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)
To **resolve** to approve the minutes of the Planning Committee meeting held on 19 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. [PA24/09300](#) | Proposed Ground and First Floor extension with Games Room | 64 Tregolls Road Truro Cornwall TR1 1LD
 - b. Schedule 1B – Conservation Area and Listed Building application proposals 'en bloc'.
 - i. [PA24/09069](#) | Application to replace existing Delabole slate roof and roof lights | 14 Trafalgar Row Malpas Road Truro Cornwall TR1 1QD
 - ii. [PA24/08906](#) | Listed Building Consent for the replacement of guttering, downpipes and fascia boards, as well as render repairs | 17 St Georges Road Truro Cornwall TR1 3JD
 - iii. [PA24/09852](#) | Application for tree works within a Conservation Area: T1 Ash. Pollard mature tree to approximately 6.5m. | 9 Coldrose Court Truro Cornwall TR1 2LE
 - c. Schedule 2 – Applications to be considered individually at this meeting.
5. **LICENSING**
None.

6. **URGENT APPLICATIONS**
Page 2 of 11 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** (Appendix B)
Letter from Mayor or Marazion Parish Council. Re: Vote of No Confidence Cornwall Council Planning and Enforcement.
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.
9. **DECISIONS** (Appendix C)
To **note** the decisions on applications by the Local Planning Authority since the last meeting of the Planning Committee.
10. **TRURO TRANSPORT STRATEGY WORKING GROUP**
Standing item for discussion / update.
11. **CHAIRMAN'S REPORT**
Verbal report from the chairman.
12. **DATE OF NEXT MEETING**
Thursday 30th January 2025



David Rodda MBE
Town Clerk



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MEETING OF THE PLANNING AND LICENSING COMMITTEE HELD 19 DECEMBER 2024 AT 1900

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

ALSO IN ATTENDANCE: Councillor La Borde and David Rodda (Town Clerk).

APOLOGIES: Councillors Griffiths, Green, Unwin, and Rabey. [Personal]

- 1 COUNCILLORS IN ATTENDANCE AND APOLOGIES** P/24/954
The apologies were **noted**.
- 2 DECLARATIONS OF INTEREST** P/24/955
None.
- 3 MINUTES** P/24/956
- a** The minutes of the Planning & Licensing Committee meeting held on 28th November 2024 were considered for accuracy. It was proposed by Councillor Swain, seconded by Councillor Wetherill, and **RESOLVED** that they were considered a true and correct record.
- b** The minutes of the Truro Conservation Area Advisory Committee meeting held on 07th December 2024 were received and **noted**. P/24/957
- 4 PLANNING CONSULTATION** P/24/958
- a Schedule 1A;** P/24/959
- i. The Old Vicarage Kenwyn Close Truro Cornwall TR1 3DX (PA24/08516)
 - ii. 34 Chirgwin Road Truro Cornwall TR1 1TT (PA24/09092)
 - iii. 6 The Avenue Truro Cornwall TR1 1HT (PA24/08812)
- It was proposed by Councillor Swain, seconded by Councillor Wetherill, and **RESOLVED** that Truro City Council support the applications within schedule 1A.
- b Schedule 1B;** P/24/960
- i. Bosallen 2 Union Place Truro Cornwall TR1 1EP (PA24/08857)
 - ii. Bosallen 2 Union Place Truro Cornwall TR1 1EP (PA24/08858)
 - iii. First & Second Floor Offices 9 River Street Truro Cornwall TR1 2SQ (PA24/09204)
 - iv. First & Second Floor Offices 9 River Street Truro Cornwall TR1 2SQ (PA24/09205)
 - v. Cornwall Council County Hall Treyew Road Truro Cornwall TR1 3AY (PA24/09182)

It was proposed by Councillor Swain, seconded by Councillor Pascoe, and **RESOLVED** that Truro City Council support the applications within schedule 1B with the exception of i. PA24/08857 & ii. PA24/08858 having been moved to schedule 2 for discussion.

c Schedule 2

P/24/961

i Land at Boscawen Park Malpas Road Truro Cornwall TR1 1SG (PA24/08479)

P/24/962

A Councillor started discussion commenting on the unclear identification of cycle storage in the plans, assuming that it would be covered, it was suggested that the provision should be increased to 20 spaces and a bay for e-bikes hire. Members felt that despite the references to sustainable transport in the application not enough had been done to support this.

It was raised that due to the way this project is funded the plans were more malleable than other applications.

The committee had concerns of the current bus connections but recognising this as a wider Truro issue and by recommendation from the Town Clerk, chose to discuss this at the Truro Transport Strategy Working Group.

Members turned the discussion toward the storage provision, suggesting that it be revisited accounting for the differing requirements from the potential uses. The fenestration specification was also requested to be that of high resistance to breaking caused by ball games.

Members were pleased overall with the application, having demanded a lot from a tight budget.

It was proposed by Councillor Nolan, seconded by Councillor Swain, and **RESOLVED** that Truro City Council support the application requesting that:

1. Space be made for a covered cycle store with capacity for at least twenty cycles and that has provision for future expansion if necessary.
2. Space be created for an ebike hire bay so that the facility can be connected to the ebike hire network in Truro.
3. On the ground floor windows of the sports hall facing the park adequate shielding is included in the design (e.g. blinds, curtains or alternate technology) to prevent low evening sunlight from distracting those playing sports in the main hall.
4. On the ground floor windows of the sports hall facing the park the specification for the glass used to be a highly resistant glazing in order to prevent damage from impact from projectile sports equipment and ball games.
5. The external lighting is appropriately designed for the amenity area and use as it needs to be sufficient for the safety of users of the site whilst also having minimal negative impact on the insects and fauna present at Boscawen Park.

ii 14 Broad Street Truro Cornwall TR1 1JD (PA24/08944)

P/24/963

It was briefly questioned why a crown reduction could not be used to achieve the desired outcome at which point members highlighted the comments of the forestry officer agreeing that the tree should be felled.

- iii The Flat 15 Frances Street Truro Cornwall TR1 3DN (PA24/09383)** P/24/964
- It was proposed by Councillor Swain, seconded by Councillor Webb, and **RESOLVED** that Truro City Council support the application adding that the lease referenced to in the application was not available.
- iv Truro School Trennick Lane Truro Cornwall TR1 1TH (PA24/09378)** P/24/965
- It was proposed by Councillor Pascoe, seconded by Councillor Swain, and **RESOLVED** that Truro City Council support the application.
- v 6 Trennick Row Malpas Road Truro Cornwall TR1 1LQ (PA24/08877)** P/24/966
- Members considered the proposal appropriate noting that others in the parade have had similar works.
- It was proposed by Councillor Swain, seconded by Councillor Mrs Carlyon, and **RESOLVED** that Truro City Council support the application.
- b.i Bosallen 2 Union Place Truro Cornwall TR1 1EP (PA24/08857 & PA24/08858)** P/24/967
& ii The committee accepted the step to raise, a good precaution against flooding but thought that the modern design was jarring in one of the oldest parts of Truro. The visibility from the riverside walk was also considered. Ultimately it was highlighted that the applicant had good reason for this design change to what was previously granted otherwise this would not be being heard.
- It was proposed by Councillor Mrs Nolan, seconded by Councillor Swain, and **RESOLVED** that Truro City Council support the application.
- [Councillor Mrs Carlyon requested that her vote against this motion be recorded.]
- 5 LICENSING** P/24/968
- None.
- 6 URGENT APPLICATIONS** P/24/969
- 5-Day Protocol - 8 Cathedral Lane Truro (PA23/07796) Application for Consent to Display an Advertisement, namely the siting of two fascia signs and three hanging signs above the shop.
- Members were satisfied with the case officer's negotiation with the applicant to change material from UPVC to wood.
- It was proposed by Councillor Webb, seconded by Councillor Swain, and **RESOLVED** that Truro City Council reply agreeing with the officer's recommendation (option 1).
- 7 CORRESPONDENCE** P/24/970
- A letter was received after publication of the agenda from Marazion Town Council, the chairman gave a parse of the letter, that the members of the Town Council had voted a motion of no confidence in Cornwall Councils Planning and Licensing department notably for their view that there is a lack

8 DELEGATION OF POWER

P/24/971

It was **noted** that the decisions made using Standing Order 17. b Matters of Urgency were as follows:

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

9 DECISIONS

P/24/972

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

10 CONSULTATION ON CORNWALL COUNCIL'S MALPAS TRANSPORT SCHEME

P/24/973

The Town Clerk introduced the scheme for members making it clear that this was to be done under Cornwall Councils permitted development. He reported that Cornwall Council thought Truro City Council would take on the maintenance of the previously so called 'pocket park'; the Town Clerk suggested that the position of the Council should be that without a commuted sum for 25 years no maintenance responsibility should be accepted.

Members then moved into discussion primarily focusing on

1. The pointlessness of the park especially given its cost and the ways the sum could have been spent on more beneficial projects for the town.
2. The schemes goal of creating a space that is not traffic dominated.
3. Concern that the park will become a nuisance hangout area.

It was reinforced that resurfacing works of the road and pavement would have been a better spend rather than the poorly planted 'pocket park' that should have more low shrubbery as a report found Truro is lacking in compared to the cut grass that is boring.

It was proposed by Councillor Pascoe, seconded by Councillor Mrs Carlyon and **RESOLVED** that the Town Clerk draft and send a letter in response to the consultation, once the Chairman has given his approval.

11 TRURO TRANSPORT STRATEGY WORKING GROUP

P/24/974

The Town Clerk confirmed that his report was still to be completed, but with a new manager in post progress should be made in 2025. He reported upon the importance to establish TCC's position before Cornwall Council start their work and a study that had been commissioned into the real economy of Truro.

The Chairman gave the committee a brief reminder of the reasons for the trial of a three weekly meeting schedule each councillor then gave their thoughts, the key points raised were; attendance, members felt that this had dropped and that it was difficult for some to make every meeting due to being volunteers and having other commitments; the additional work that was required of planning committee members over those of other committees; popularity of the committee.

Members noted that the changes in national planning policy would mean more applications, with Cornwall alone having to deliver an additional 1500 houses a year as well as evidence a 5-year housing supply.

The Town Clerk agreed to talk with other town and parish councils to establish how they plan on operating their Planning Committees.

It was proposed by Councillor Swain, seconded by Councillor Webb and **RESOLVED** that the Planning and Licensing Committee continue to meet every three weeks and make recommendation to the next council.

13 CHAIRMANS REPORT

P/24/976

The chairman thanked the Committee Clerk for his dedication to the job and seeming years of experience in role despite starting in April. He then wished all in attendance a good Christmas.

14 DATE OF NEXT MEETING

P/24/977

The date of the next meeting is 9th January 2025.

The meeting closed at 2031.

Chairman



MARAZION TOWN COUNCIL

10 December 2024

To all Town and Parish Councils

On the 12 November 2023, Marazion Town Council unanimously passed a motion of no confidence in Cornwall Council's planning and enforcement department. We would like you to join forces with us in expressing our frustration with them by also passing a no confidence motion in them.

Therefore, we ask that you would:-

- Circulate this letter to all councillors on your council.
- Consider at a full council meeting passing a no confidence motion in Cornwall Council Planning and Enforcement departments.
- If you do, then before close of business **Friday 28th February 2025**, let us know by emailing Tracey at townclerk@maraziontowncouncil.gov.uk that this is the view of your council so we can collect signatories.

We will then add your council's name to a letter to Cornwall Council setting out our view of no-confidence, protest at the way this department is operating and ask that they set out how they plan on working better with us all to ensure Cornwall remains a beautiful and special place to live.

A draft motion could be as follows:

"That this council has no confidence in Cornwall Council's planning and enforcement departments. Despite the best efforts of our councillors and officers, there is a repeated and consistent failure by Cornwall to listen to our views on planning or undertake the necessary enforcement on planning issues in our area that have broken the law or planning conditions. This is leading to Cornwall becoming a less beautiful place and allows unscrupulous builders, homeowners and developers to build without permission in the full knowledge no enforcement action will be taken. We call on Cornwall planning and enforcement departments to work closer with town and parish councils on planning applications to ensure they are in keeping with the local area and views of local residents; review their planning protocol which is not fit for purpose; re-examine the way in which planning applications are 'called in', and that a significantly more rigorous enforcement of identified planning breaches is undertaken.

Context

Marazion Town Council did not take this vote lightly. We have met with the head of planning and of enforcement to highlight our concerns, raised it with the elected portfolio holder and our Cornwall councillor, and expressed our deep dissatisfaction to the chief executive and leader of the council. All to no avail.

As a statutory consultee, the town council has consistently attempted to work as a constructive force so that our area has the homes it needs for local people and businesses can expand. We provide our views to ensure that other properties are not adversely affected under current planning law; that Cornwall's landscape, areas of outstanding natural beauty and our conservation area are kept in pristine condition and that our town remains a place people want to live. Yet our knowledge and views keep being brushed off by planning officers for little good reason.

Our council includes residents whose families can be traced back generations living in the town. We pride ourselves in knowing what brings benefits for both businesses and local residents. We also are architects, urban planners, people working in local government and residents who have undertaken planning courses offered by Cornwall Council in order to effectively scrutinise planning applications. We know planning law and know what will best serve the interests of our town.

As we are sure you do, via sub committees or working group, and full council, our councillors spend a lot of time considering each application based on their merits. We do not object because we do not like something - we object because it falls foul of current planning law and/or is not in keeping with the place we serve.

Yet despite this Cornwall Council officers routinely ignore and bypass our view.

When Cornwall Council rejects our assessments on a particular planning application, the town council then has to undertake a ludicrous bureaucratic dance of having to write back within five working days to 'agree to disagree' with the decision of the planning officer. This linguistic gymnastics is solely designed to prevent town and parish councils from 'calling in' a decision to the planning committee they disagree with as set out in the little known Cornwall Council planning protocol.

The criteria under the current protocol for getting a planning decision reviewed by the elected member led committee lies almost exclusively with the head of paid service. It is both undemocratic and designed to make officers' lives easier at the expense of good decision making and the feelings of local communities.

Meanwhile, planning enforcement has become non-existent. Cornwall Council routinely fails to enforce remedial action for breaches of planning. Their failure to undertake even some of the most basic enforcement activities is allowing chancers,

cowboy builders and money grabbers to know they can ignore planning law, do what they want and Cornwall Council will not lift a finger against them.

Our council is made up of independent councillors with no political affiliation. Our only concern is to make the planning process better for the people and place we serve. We hope your council will consider adding its name to this vote of no confidence so that we are listened to by Cornwall Council and practical steps can be taken to improve how we all work together.

If you wish to discuss this further then please do call Tracey on 01736 710234.

If you share our frustrations and concerns we hope you will pass a motion of no confidence, let us know by Friday 28th February and join us in trying to get Cornwall Council to listen and respect our views as elected councillors in local towns and parishes across the Duchy and enforce planning law.

Yours faithfully

John Nicholas

Mayor of Marazion

Application	Decision	Truro City Council
PA24/08372 Works to trees subject to a Tree Preservation Order - T1 (Beech) crown raise and crown reduce from 7m to 5m away from BT wire, T2 (Ash) reduce height from 7m to 5m under BT wire, T3 (Bay) crown reduce from 5m to 3.5m, away from BT wire and T4 (Beech) crown reduce from 6m to 4m away from BT wire Nampara Kenwyn Truro Cornwall TR1 3DR	Approved	Truro City Council support the application.
PA24/08407 Works to a tree subject to a Tree Preservation Order (TPO): T3 (Lime) - removal of basal epicormics to facilitate future inspections of basal area, major union and lower stem. Land Adjacent To The Quarant Trebartha Road Truro Cornwall	Approved	Truro City Council support the application.
PA24/08330 Works to trees subject to a Tree Preservation Order (TPO), works include Twin truck Yew tree located in adjacent property named Lyn Allen (Endellion) but growing right next to the boundary of my property named Arundell. Proposed works to make a lateral reduction of limbs overhanging Arundell of approximately 1.50 metres. No cut ends of proposed limb reduction will exceed 50 mm diameter. Arundell The Avenue Truro Cornwall TR1 1HT	Approved	Truro City Council support the application.
PA24/07416 Retention of additional communal car parking spaces and associated works (retrospective) Land West Of Lamorran Old Falmouth Road Truro Cornwall TR1 2HN	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.