



CITY OF TRURO

Town Clerks Department
Municipal Buildings
Boscawen Street
Truro TR1 2NE
Tel. (01872) 274766
Fax. (01872) 225572
www.truro.gov.uk
email: info@truro.gov.uk

22nd November 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 all 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 28 NOVEMBER 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 & Licensing Committee meeting held on 07 November 2024.
 - b. To receive and **note** the minutes of the TCAAC meeting held 19 November 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 under schedule 2.

 - a. Schedule 1A – Proposal 'en bloc'.
 - i. [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
 - ii. [PA24/08360](#) | Works to trees subject to a Tree Preservation Order (TPO), works include T1 Beech Canopy Reduction to reduce nuisance from canopy in proximity to dwellings. T2 Monterey Pine Remove due to increasing impacts on adjacent structures. | Trenbagh Falmouth Road Truro Cornwall TR1 2BL
 - iii. [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

Page 2 of 10 iv. [PA24/02946](#) | Dropped curb - driveway access to the rear of the property creating access to the back garden and creation of 2 parking spaces | 66 Daniell Road Truro Cornwall TR1 2DB

v. [PA24/08087](#) | Retrospective application for replacement of existing fencing at rear and side of property, plus extending of the fencing to the front of the property (replacing previously large overgrown hedges). | 17 Midway Drive Truro Cornwall TR1 1NQ

vi. [PA24/07165](#) | Provision of patio doors to front elevation and velux to rear roof slope. Infilling window to rear elevation. | 2 Hendra Road Truro Cornwall TR1 3TR

vii. [PA24/08634](#) | Proposed rear extension with landscaping to create patio area and associated works | 228 Treffry Road Truro Cornwall TR1 1UF

viii. [PA24/08737](#) | Works to trees subject to a Tree Preservation Order - felling of Fraxinus Exelsior (signs of ADB with 50% crown loss) replant with 2 x Sessile Oak Whips | 15 Trewinnard Grove Truro Cornwall TR1 3RQ

ix. [PA24/08736](#) | Works to trees subject to a Tree Preservation Order (TPO), works include G1 - Group of 7 x Pinus nigra. Deadwood to be removed as part of maintenance and to mitigate against falling debris over footpath to SE of group. Dead limbs identified as providing dampening effect under wind loading to be retained as common practice, weight reduced if necessary. Works to align with BS3998 : 2010. | 14 Trewinnard Grove Truro Cornwall TR1 3RQ

x. [PA24/08677](#) | Single storey extension at lower ground floor level to side/rear of property | 6 Arch Hill Place Old Falmouth Road Truro Cornwall TR1 2FU

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

i. [PA24/08330](#) | Works to trees subject to a Tree Preservation Order (TPO), works include Twin trunk 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

ii. [PA24/08594](#) | Listed building consent for minor internal alterations to provide bathroom | 43 Daniell Street Truro Cornwall TR1 2DN

iii. [PA24/08067](#) & [PA24/08075](#) | Listed Building Consent for installation of new fascia sign to entrance door area, and window vinyls to high level glazing. | 9 Pydar Street Truro Cornwall TR1 2AX

iv. [PA24/08785](#) & [PA24/08786](#) | Listed building consent for the renewing of the existing copper roof to the council chamber and upgrading the surrounding drainage channels. | Cornwall Council County Hall Treyew Road Truro Cornwall TR1 3AY

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

i. [PA24/07377](#) | Permission in principle for Construction of Two Dwellings & Associated Works (minimum 1 maximum 2). | Bosvigo House Bosvigo Lane Truro Cornwall TR1 3NH

ii. [PA24/08235](#) | Conversion of dwelling into 5 flats. | The Knoll St Clements Hill Truro Cornwall TR1 1NY

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** (Appendix B)

Letter re: St Paul Church. To consider a response if requested by Full Council.

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)

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.

12. **DATE OF NEXT MEETING**

Thursday 19th December 2024



David Rodda MBE
Town Clerk

- i Mounford House Care Home Cyril Road Truro TR1 3TB (PA24/06436)**
Councillor Wells was invited to speak on the application, as divisional member for Cornwall Council, having had lots of engagement with concerned residents. He briefly summarised the City Councils involvement to date as having heard the application three times and conducted a site visit. He then listed the issues for residents that have remained the same since the inception of the project. Notably:
1. Height and massing,
 2. Parking and transport provision,
 3. Condition of the private road, &
 4. Noise from air source heat pump.

SUSPENSION OF STANDING ORDERS

It was proposed by Councillor Pascoe, seconded by Councillor Unwin and **RESOLVED** that the Standing Orders of the Council be suspended to enable a representative of Sanctuary to answer questions from the committee.

P/24/809

Questions from members were asked and answered as follows.

It was said that the construction period would be between eighteen months and two years, with traffic even across the period but differing depending on the contractor and their materials.

Confirmation that contact had not yet been made with Southwest Water as recommended by the Fire Service to ensure sufficient supply in case of emergency.

The committee were told that the acousticians report explains that the decibel level is not straight forward as it takes into account the background noise levels and the current placement is the least intrusive.

To minimise overlooking windows are all, apart from one that is the end of a corridor and have at least a 23m window-to-window distance.

In producing the biodiversity net gain assessment, much of the foliage is to be replaced with more native species, however those that can be retained shall be such as the trees on the left ridge line.

If conditioned then no Saturday work would be acceptable but this would extend the project length.

Whilst not the end all, certain elements of the plan are not possible to change such as the removal of the third storey as it would no longer be a viable project.

SUSPENSION OF STANDING ORDERS

It was proposed by Councillor Pascoe, seconded by Councillor Mrs Carlyon and **RESOLVED** that the Standing Orders of the Council be reinstated.

P/24/810

Members entered discussions reiterating the public concerns of overlooking and its harm whether direct or perceived, the overdevelopment of the site against project viability, and the quality of living not only for the neighbours but also - importantly - the future residents.

It was proposed by Councillor Nolan, seconded by Councillor Mrs Carlyon, and **RESOLVED** that Truro City Council object to the unneighbourly scheme as currently laid out due to:

P/24/811

Its height and the adverse effect that this may have on the neighbouring residents with regard to loss of sunlight and concerns of privacy through overlooking, noting that even an obscured window can lead to perceived overlooking which is equally as harmful as actual overlooking.

The massing of the development within a site that cannot accommodate the proposal without encroaching upon the neighbouring residents enjoyment of their properties.

ii 32 Penwerris Road Truro Cornwall TR1 3QT (PA24/07726)

Members discussed the proposed scale of the dwelling but could see that no harm would come to the landscape of the area where there are other reasonably sized properties, especially given that the building line would remain. No public objections were cited, and there was committee support for the solar panels providing green energy in line with current policy.

It was proposed by Councillor Wetherill, seconded by Councillor Webb, and **RESOLVED** that Truro City Council support the application.

P/24/812

iii 15 St Nicholas Street Truro Cornwall TR1 2RW (PA24/07766)

A member started the deliberations by highlighting the views of the Truro Conservation Area Advisory Committee as general support but request that more detail on materials be provided for the conservation officers approval. The committee concurred having noted that due to the prominent location on St Nicholas Street in the center of the Conservation Area the proposed UPVC windows should be timber.

It was proposed by Councillor Pascoe, seconded by Councillor Mrs Carlyon, and **RESOLVED** that Truro City Council support the application so long as the windows will be timber, the roof slate, and the conservation officer has approved the specification of materials and finishes to be used; respecting policies 12 and 24 of the Cornwall Local Plan as well as C1 of the TKNDP.

P/24/813

iv Land & Building South Of New Mills Land, Kenwyn Truro TR1 3EZ (PA24/06849)

The committee talked about the requirements for affordable housing outside of the Truro development boundary, but ultimately thought that it was good to see a redundant building come back into use rather than allow it to fall flat.

It was proposed by Councillor Nolan, seconded by Councillor Webb, and **RESOLVED** that Truro City Council support the application but request a condition be applied that all stone is reused within the development.

P/24/814

v Land SW Of Little Tregurra Newquay Road Buckshead Truro Cornwall TR1 1TQ (PA24/07930)

Members were made aware of the recent confusion regarding ownership of the site now confirmed to be that of Truro City Councils. Councillors drew attention to its location within protected open space as identified within the TKNDP, potential for distraction to motorists and the lack of any benefit to Truro where the advertisement is for other towns in Cornwall.

It was proposed by Councillor Swain, seconded by Councillor Webb, and **RESOLVED** that Truro City Council object to the advertisement citing the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 Schedule 2 Paragraph 1 'No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.' Where The City Council has ownership of the land. In addition to the site being on open space without meeting the requirements in policy LC2 of the TKNDP.

P/24/815

a.i 10 Lodge Drive Truro Cornwall TR11TX (PA24/07758)

This item was requested to be moved to schedule two so that the neighbour objection to window-to-window distance could be reviewed, this was found to be of no concern by the committee.

It was proposed by Councillor Swain, seconded by Councillor Webb, and **RESOLVED** that Truro City Council support the application.

P/24/816

5 LICENSING

P/24/817

a LI24_006604 Yummy Cookies Ltd

It was proposed by Councillor Pascoe, seconded by Councillor Green, and **RESOLVED** that Truro City Council support the licence.

P/24/818

6 URGENT APPLICATIONS

a Land at Dudman Farm (PA23/04079) 5-day protocol.

It was proposed by Councillor Nolan, seconded by Councillor Swain, and **RESOLVED** that Truro City Council reply disagreeing with the officer's recommendation.

P/24/819

b Land To The West Of Brunel Court (PA24/03199) 5-day protocol.

It was proposed by Councillor Swain, seconded by Councillor Unwin, and **RESOLVED** that Truro City Council reply in agreement with the officer's recommendation.

P/24/820

c Perry Marsh Pottery license to trade on pitch 4, Pydar Street.

It was proposed by Councillor Mrs Carlyon, seconded by Councillor Green, and **RESOLVED** that Truro City Council support the licence.

P/24/821

d Enjoy Clothing license to trade on pitch 3, Pydar Street.

It was proposed by Councillor Pascoe, seconded by Councillor Swain, and **RESOLVED** that Truro City Council support the licence.

P/24/822

7 CORRESPONDENCE

a Letter and associated documents re: the closed church building of Truro, St Paul

It was reported to the committee that ward members had been invited to a visit and a drop-in session held on 07.11.2024; the church commissioner was willing to attend a committee meeting, inviting members of the TCAAC, and answer any questions members may have. It was added that this was to be an emotive process where there has been many consultees, if there were a substantial objection it would go to the secretary of state for a decision to call in for inquiry or not.

P/24/823

PA24/05886 Cooper Signs Proposed change of use to C3 and associated internal works to form four residential apartments.

On hearing that due the level of public interest this was requested to be taken to committee by Councillor Rich as the Cornwall Council divisional member the committee **RESOLVED** to concur.

P/24/824

8 DELEGATION OF POWER

It was **noted** that the delegated decision in reply to a five-day protocol for application PA24/07286 was agree to disagree with the planning officer.

P/24/825

Councillor Nolan reported on the government's decision to keep the pavement licenses introduced during the pandemic and the resulting requirement that many licenses will have to be submitted to Cornwall Council for determination within two weeks; it was considered that this could lead to an increase in delegated decisions outside of the meeting cycle.

9 DECISIONS

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

P/24/826

10 TRURO TRANSPORT STRATEGY WORKING GROUP

None.

P/24/827

11 Persimmon Homes Advertisement

It was proposed by Councillor Pascoe, seconded by Councillor Green and **RESOLVED** to write to Persimmon Homes requesting removal of the advertisement erected on Truro City Council land.

P/24/828

12 CHAIRMANS REPORT

The chairman gave a verbal report including

1. Making the members aware of Councillor La Borde's request for support in identifying trails at Dudman Farm.
2. The email from Treveth answering questions raised about the Railway Tavern site development.
3. That the six months review to the committee's terms of reference was imminent so members to consider the factors for decision.

P/24/829

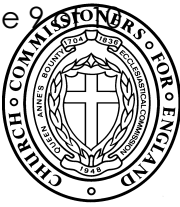
13 DATE OF NEXT MEETING

The date of the next meeting is 28th November 2024.

P/24/830

The meeting closed at 2042.

Chairman



The Town Clerk
Truro City Council,
Municipal Buildings,
Boscawen Street,
Truro,
TR1 2NE

By email only - info@truro.gov.uk

Adrian Browning
Historic Buildings Specialist
Pastoral and Closed Churches

Based at:
Salisbury Diocesan Office
Emmaus House
The Avenue
Wilton
Salisbury SP2 0FG
Mobile: 07738 803290

Your ref:
Our ref: RC39/207BF
24 October 2024

Dear Sir or Madam

Mission and Pastoral Measure 2011
The closed church building of Truro St Paul

I enclose a copy of a draft Pastoral (Church Buildings Disposal) scheme prepared by the Church Commissioners providing for the closed church of Truro St Paul to be demolished and empowering Truro Diocesan Board of Finance to dispose of the site.

I also enclose an Explanatory note setting out the background of the proposals, a more detailed Report, and a further note setting out the process the Commissioners will follow in considering any representations received with respect to the draft scheme.

A drop-in session will take place on Thursday 7th November at The Old Cathedral School, Cathedral Close, Truro, TR1 2FQ between 3.30pm and 7pm where members of the Commissioners' and Diocesan staff will be available to answer any questions about the proposals.

Having considered the proposals you may wish to make a formal representation either in support or against the draft scheme by email to rex.andrew@churchofengland.org or by writing to Rex Andrew, Pastoral & Closed Churches, Church House, Great Smith Street, London SW1P 3AZ.

Please note that any communications received after Monday 2 December 2024 cannot be treated as a representation.

If you require further clarification about the draft scheme or the process you can contact me by e-mail on adrian.browning@churchofengland.org.

Yours faithfully

A M G Browning

| Application | Decision | Truro City Council |
|--|------------------------------------|---|
| PA24/05069 Add a porch to the front of the building 35 Highertown Truro Cornwall TR1 3QE | Approved with conditions | Truro City Council support the application. |
| PA24/06340 Application for works to Trees subject to Tree Preservation Order namely: T1 - Sycamore - Retain T2 - Sycamore - natural 1.5m crown reduction T3 - Beech - Fell 9 Trewinnard Grove Truro Cornwall TR1 3RQ | Approved with conditions | Truro City Council recommend refusal until there is adequate information available for the tree officer. |
| PA24/07441 Works to trees subject to a Tree Preservation Order (TPO), works include Lime tree re-pollarding as it is overbearing to the size of the garden. The tree is approximately 10 metres above the ridge line of the roofs of the houses opposite the property on the adjacent street. Re-pollarding will allow more light into the house and into the properties opposite the house. It will stop branches falling into the street below in heavy winds and will preserve the health of the tree. Lotus Gate The Avenue Truro Cornwall TR1 1HR | Approved with conditions | Truro City Council object to the works, considering the healthy lime tree not yet requiring them. |
| PA24/07409 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 6 Barton Meadow Kenwyn Truro Cornwall TR1 3NJ | Approved with conditions | Truro City Council support the application. |
| PA24/07537 Single storey side extension and changes to store room Hangmans Cottage Comprigney Hill Kenwyn Truro Cornwall TR1 3EE | Approved with conditions | Truro City Council support the application. |
| PA24/07286 Adaptations to existing outbuilding to provide for ancillary accommodation 26 Carclew Street Truro Cornwall TR1 2DZ | Approved with conditions | Truro City Council object to the application on the grounds that this is unneighbourly overdevelopment of a garden plot that will result in a poor living space with an inadequate amenity area in addition to increasing the potential for noise disturbance to adjacent properties. |
| PA24/07557 Works to Tree(s) covered by a Tree Preservation Order (TPO) - T3 Monterey Pine prune to reduce overall conical shape of tree by approximately 20% leaving overall green appearance. Belvedere Truro Cornwall | Approved with conditions | Truro City Council support the application. |
| PA24/07270 Replacement of existing poor quality extension to be replaced with single and double story extension and garage re-roofed. 1 The Crescent Truro Cornwall TR1 3ES | Approved with conditions | Truro City Council support the application. |
| PA24/07560 Application for a Lawful Development Certificate for an existing outbuilding with swimming pool, plant room, changing room and entrance at ground floor level and residential accommodation above, ancillary to 'The Mallows' The Mallows Kenwyn Church Road Kenwyn Truro Cornwall TR1 3DR | Granted (CAADs, PIPs and LUs only) | Truro City Council support |