

TRURO CITY COUNCIL



CITY OF TRURO

Town Clerks Department
Municipal Buildings
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04 July 2025

To: The Mayor (Honorary Freeman Wells), Deputy Mayor (Councillor Rich), Chairman (Councillor Swain), Vice-Chairman (Councillor Wetherill) and Councillors Carlyon, Claxton, Collins, 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 10 JULY 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 Planning Committee meeting held on 19 June 2025.
 - b. To **note** the minutes of the Truro Conservation Area Advisory Committee meeting held 08 July 2025.
4. **PLANNING CONSULTATION**
To **consider** and **resolve** on plans submitted in accordance with planning consultation procedure: 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. **Applications to be voted on en bloc.**
 - i. [PA25/04282](#) | Proposed extension and internal alterations | 31 Green Close Truro Cornwall TR1 2DD
 - ii. [PA25/04405](#) | Works to trees subject to a Tree Preservation Order - Ash trees with Ash die back to be removed and pruning of limb of Lime tree | Comprigney Cottage Comprigney Hill Kenwyn Truro Cornwall TR1 3EG
 - iii. [PA25/04433](#) | Works to Tree(s) subject to a preservation order (TPO) Removal of Large ash tree, showing sign of die back In the tips, with large amount of weight towards the house . | The Rookery Kenwyn Church Road Kenwyn Truro Cornwall TR1 3DR
 - iv. [PA25/04287](#) | Demolition of existing dwelling and garage and the construction of a replacement self-build dwelling without compliance with Condition 3 of decision notice PA24/06730 dated 30.01.2025. | 3 Barton Meadow Kenwyn Truro Cornwall TR1 3NJ
 - v. [PA25/03251](#) | Advertisement Consent for:- 1. Branded signage in white using 3D acrylic raised logo on grey backing. 2. Charity slogan in high tack matt vinyl application. 3. Logo swing sign, red and white aluminium dibond doubled sided with drill holes | 29 River Street Truro Cornwall TR1 2SJ
 - vi. [PA25/04361](#) | Works to Tree within a Conservation Area (TCA) - Sycamore - Remove and replant with more suitable species in better location. | 21 Daniell Street Truro Cornwall TR1 2DN

- vii. [PA25/04406](#) | Works to Tree(s) within a Conservation Area (TCA) - Sycamore T1 on map to remove, and removal of hazard over highway to recover legal clearance in accordance with 1980 Highways Act | 7 De Luci Park Truro Cornwall TR1 2FB
- viii. [PA25/04475](#) | Advertisement consent for non-illuminated letters to painted backgrounds, non-illuminated heritage style projection sign | 22 - 23 Boscawen Street Truro Cornwall TR1 2QW
- ix. [PA25/03591](#) | Listed Building Consent for:- Replacement of four wooden sash windows at front of property | 21 Frances Street Truro Cornwall TR1 3DW
- x. [PA25/04448](#) | Erection of a porch to the ENE elevation of the property | 124 Moresk Road Truro TR1 1BL
- xi. [PA25/04430](#) | Demolition of existing rear, single storey utility room and construction of new ground floor level access shower room. | 14 Adelaide Terrace Truro Cornwall TR1 3EJ
- xii. [PA25/04618](#) | Works to trees in a conservation area (CA), works include small multi stemmed conifers of very poor form which have historically suffered failures. Removal | 12 Crescent Road Truro Cornwall TR1 3EP
- xiii. [PA25/04599](#) | Proposed extension to existing garage | Land To Rear Of 3 Farley Close Truro Cornwall

b. Applications to be considered individually at this meeting.

- i. [PA25/03906](#) | Proposed single storey front extension and two storey rear extension. Replacement of garage flat roof with pitched roof. | 7 Carew Road Truro Cornwall TR1 3TP
- ii. [PA25/03700](#) | Works to Tree(s) covered by a Tree Preservation Order (TPO) - Beech - Removal | Land Between Tregolls Road And Cornelius Drive Truro Cornwall

5. **LICENSING**
None.

6. **URGENT APPLICATIONS**

To **discuss** and **resolve** a comment on 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. To **note** appeal decision for PA23/09678 14 St. Mary's Street & 21 Old Bridge Street, TRURO, TR1 2AF. (Appendix B)
- b. To **note** Cornwall Council briefing paper on Government Planning Consultations and Working papers. (Appendix C)
- c. To **note** enforcement appeal notification EN24/01054 Yew Tree House. (Appendix D)

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. PA25/03316, PA25/03317, and PA25/03318. Installation of external lighting to illuminate the front elevations of existing buildings and signage Primary sign 1550x600mm with 2 no. poster boxes. Secondary sign 1850x600mm. Royal Cornwall Museum 25 River Street Truro Cornwall TR1 2SJ (Appendix E)
To **note** that the response was to agree with the case officer.

9. **DECISIONS**

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

10. **TRURO TRANSPORT STRATEGY WORKING GROUP**

Standing item for discussion / update.

11. **TERMS OF REFERENCE**

To **recommend** Council amend the quorum of the committee.

12. **CHAIRMAN'S REPORT**
To **receive** a verbal report from the chairman.

13. **DATE OF NEXT MEETING**
Thursday 31 July 2025

A handwritten signature in black ink, appearing to be the initials 'DR' in a stylized, cursive font.

David Rodda MBE
Town Clerk

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MEETING OF THE PLANNING AND LICENSING COMMITTEE HELD 19 JUNE 2025 AT 1900

PRESENT: Councillors Swain (Chairman), Wetherill (Vice-Chairman), Wells (Mayor), Carlyon, Claxton, Douglas-Martin, and Tann.

ALSO IN ATTENDANCE: William Thorpe-Stanley (Committee Clerk)

APOLOGIES: Councillors Griffiths [personal] and Nolan [personal].

1 COUNCILLORS IN ATTENDANCE AND APOLOGIES

The apologies were **noted**.

P/25/281

2 DECLARATIONS OF INTEREST

No declarations of interest were made.

P/25/282

3 MINUTES

a The minutes of the Planning & Licensing Committee meeting held on 29 May 2025 were considered for accuracy. It was proposed by Councillor Wetherill, seconded by Councillor Douglas-Martin, and **RESOLVED** that they were considered a true and correct record and signed.

P/25/283

b The minutes of the TCAAC meeting held 17 June 2025 were **noted**.

P/25/284

4 PLANNING CONSULTATION

En bloc applications.

- | | |
|---|------------|
| a. 32 Penwerris Road Truro Cornwall TR1 3QT Support. | PA25/03506 |
| b. 13 Kenwyn Gardens Truro Cornwall TR1 3FY Support, subject to the views of the forestry officer. | PA25/03696 |
| c. Rear Of Plots 16, 17 And 18 Rosva Nansavalen Truro TR1 2FR Moved for individual discussion. | PA25/02498 |
| d. Land South Of Plynts House Old Falmouth Road Truro TR1 2HN Moved for individual discussion. | PA25/03751 |
| e. 25 Copes Gardens Truro Cornwall TR1 3SN Support, subject to the views of the forestry officer. | PA25/03807 |
| f. Moldavia 12 Tresawls Road Truro Cornwall TR1 3LF Support. | PA25/03607 |
| g. 60 Daniell Road Truro Cornwall TR1 2DB Support. | PA25/03842 |
| h. 8 Carew Road Truro Cornwall TR1 3TP Support. | PA25/04067 |

- | | | |
|----|--|------------|
| i. | 25 Park View Truro Cornwall TR1 2BW Support. | PA25/04061 |
| j. | 30 Ferris Town Truro Cornwall TR1 3JJ Support. | PA25/01933 |
| k. | 38 Edward Street Truro Cornwall TR1 3AJ Support. | PA25/02899 |
| l. | 38 Edward Street Truro Cornwall TR1 3AJ Support. | PA25/02898 |
| m. | Chy Lowen Copes Gardens Truro Cornwall TR1 3SN Moved for individual discussion. | PA25/03937 |
| n. | 29 River Street Truro Cornwall TR1 2SJ Support. | PA25/04051 |
| o. | 29 River Street Truro Cornwall TR1 2SJ Support. | PA25/04052 |
| p. | WHSmith 9 Pydar Street Truro Cornwall TR1 2AX Support. | PA25/03800 |
| q. | Truro Methodist Church Union Place Truro Cornwall TR1 1EP Moved for individual discussion. | PA25/03921 |
| r. | 15 Pydar Street Truro Cornwall TR1 2AX Moved for individual discussion. | PA25/03953 |
| s. | 1 The Crescent Truro Cornwall TR1 3ES Support. | PA25/03991 |
| t. | Truro School Trennick Lane Truro Cornwall TR1 1TH Support. | PA25/04155 |

It was proposed by Councillor Swain, seconded by Councillor Tann, and **RESOLVED** that Truro City Council submit the Chairmans' recommendations in response to consultations for the above applications with the exception of 'c. PA25/02498', 'd. PA25/03751', 'q. PA25/03921', 'r. PA25/03953', and 'm. PA25/03937' having been moved for individual discussion.

P/25/285

Applications considered individually.

a 3 Upper Lemon Villas Lemon Street Truro Cornwall TR1 2PD (PA25/02818)

It was proposed by Councillor Carlyon, seconded by Councillor Douglas-Martin and **RESOLVED** to follow the recommendation of the TCAAC.

P/25/286

[Refusal – Objection. Not acceptable in its current format.

Perfectly understandable requirement to replace an entirely inappropriate modular tubular handrail installation for both Health & Safety and aesthetic reasons. However, the application fails entirely to provide detailed drawings, illustrations or technical details of the proposed replacement (painted cast iron heritage handrailing).

However, members considered that the new handrailing should provide an aesthetically pleasing and historically appropriate design solution as an efficient, regulatory-compliant replacement installation, reflecting the pitch of the existing steps, to properly complement the existing unacceptable arrangement. A suitably revised application, including full specifications, detail

drawings, illustrations, etc. would be welcomed by members and should then ease the formal approval process.]

b Willow Green North Willow Green Truro (PA25/03033)

Councillors considered the impact this would have to Truro being sited outside the parish. Whilst it was felt a shared path was not ideal the intent to prioritise cyclists and pedestrians over vehicles on side roads was commended, it was thought this could be improved by making it clearer through continuation of the bloc paving across the crossing. The comment from CCLLFA was also noted.

It was proposed by Councillor Swain, seconded by Councillor Carlyon and **RESOLVED** to defer comment expressing concern that the cyclist and pedestrian priority is not made evident at crossings by a method such as the continuation of the bloc across the crossing, they would like it made a priority in all cases - as well as noting the Cornwall Council Local Lead Flood Authority's request for more information. Re-consultation is requested.

P/25/287

c 23 Lemon Street Truro Cornwall TR1 2LS (PA25/04186)

This application was discussed and a view agreed with its partner application. P/25/288

d 23 Lemon Street Truro Cornwall TR1 2LS (PA25/04187)

Members considered the TCAAC's views about bins and bikes having to be taken through properties and up or down stairs from their storage areas as well as the potential for cluttering of Lemon Street harming the character and amenity of a significant street in the Conservation Area.

The attempt to use small pane windows on the extension was noted but the design as a whole not felt in keeping.

It was proposed by Councillor Tann, seconded by Councillor Douglas-Martin and **RESOLVED** to object to the application on the grounds that the extension design is not in keeping with the listed building, the inadequate provision of washing facilities, and citing the TCAAC views.

P/25/289

[Seemingly now routine scheme proposal to reconvert commercial offices, in GII Listed Building within the CA, to original residential use, with excellent quality Heritage Statement by Dan Ratcliffe.

Members expressed some concerns about their being only one small wc/shower room serving four bedrooms on two floors. This being somewhat surprising for what is deemed to be a reinstatement of a four-bedroomed high status home for a family unit as per the original usage, although second small shower/wc on the ground-first floor half-landing does offer additional facility. Living circumstances have changed somewhat over the past 200 years, and the proposal might now be regarded as inadequate.

However, members major concern related to the need for adequate provision for the collection and storage of household refuse/food-waste/recycling, and for secure storage of bicycles, with likely unwanted issues both inside the property and for Lemon St outside on the pavement. Arrangements should be sought to facilitate 'back-of-house' collections from Tabernacle Street as per the original intent for these Lemon Street properties.

No online comments as yet from CC HEP.

Any works so approved are to be undertaken in accordance with all conditions and/or recommendations as determined by the CC HEP Conservation Officer.]

- m Chy Lowen Copes Gardens Truro Cornwall TR1 3SN** (PA25/03937)
Members could see no obvious reason for the works to this health tree that positively contributes to the amenity value of the area, nor was any justification provided by the applicant.
- It was proposed by Councillor Tann, seconded by Councillor Claxton and **RESOLVED** to object to the works. **P/25/290**
- r 15 Pydar Street Truro Cornwall TR1 2AX** (PA25/03953)
There were questions raised as to where the runoff water will go and why no attenuation had been designed in.
- It was proposed by Councillor Swain, seconded by Councillor Tann and **RESOLVED** to recommend refusal, noting the objection by Cornwall Council Local Lead Flood Authority and the lack of any attenuation. **P/25/291**
- c Rear Of Plots 16, 17 And 18 Rosva Nansavalen Truro TR1 2FR** (PA25/02498)
There were fears these trees may disappear in the future. These particular works thought of as drastic and unjustified, to slow growing oaks, by the committee.
- It was proposed by Councillor Claxton, seconded by Councillor Tann and **RESOLVED** to recommend refusal. **P/25/292**
- It was requested that Councillor Nolan be informed of this application.
- d Land South Of Plynts House Old Falmouth Road Truro TR1 2HN** (PA25/03751)
The committee looked at the sites situation and topography. Concerns were raised for the steepness of the site and the strength of the retaining wall needed to protect from the main road. Whilst the parking accommodated two vehicles it didn't leave space for turning or manoeuvrability.
- It was proposed by Councillor Tann, seconded by Councillor Claxton and **RESOLVED** to support in principle subject to respective consultees satisfied by the surface water management, parking arrangements impact on highways, a tree root protection plan, and a detailed landscaping plan. **P/25/293**
- q Truro Methodist Church Union Place Truro Cornwall TR1 1EP** (PA25/03921)
After identifying the amendments members were satisfied that they would have minimal impact on the Listed Building.
- It was proposed by Councillor Tann, seconded by Councillor Carlyon and **RESOLVED** to support the application. **P/25/294**
- 5 LICENSING**
- a LI25_003052 | 7 Frances Street, Truro, TR1 3DN | Late Night Refreshment**
The proximity to residential area was noted so concern of disturbance was a priority for the committee especially at a time when there is encouragement to return disused retail space to residential.
- It was proposed by Councillor Tann, seconded by Councillor Wells and **RESOLVED** to ask the licensing officer to consider an 11:00pm closing, in order to keep in line with other takeaways in the area and minimise disturbance to residents. **P/25/295**
- b LI25_002713 | Kebab Hub, 3 Highshore House, New Bridge Street, Truro, TR1 2AA | Late Night Refreshment**

It was propped by Councillor Wetherill, seconded by Councillor Tann and **RESOLVED** to ask the licensing officer to grant the same times as used by the neighbouring late night refreshment establishment.

6 URGENT APPLICATIONS

None.

P/25/297

7 CORRESPONDENCE

Notification of appeal for PA24/06849 Land & Building South Of New Mills Land, Kenwyn, Truro, TR1 3EZ Conversion of redundant stone building to dwelling house, extension, construction of domestic garage and associated works.

It was proposed by Councillor Wells, seconded by Councillor Wetherill and **RESOLVED** to add nothing more to the Council's original comment.

P/25/298

8 DELEGATION OF POWER

PA25/01985 9 Trevoze Road Truro Cornwall TR1 3QW Proposed reinstatement of two flats after fire damage and associated works. - Responded agree.

The delegated decision was **noted**.

P/25/299

9 DECISIONS

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

P/25/300

10 CORNISH BUILDINGS PRESERVATION TRUST

It was proposed by Councillor Swain, seconded by Councillor Douglas-Martin and **RESOLVED** that Councillor Tann be the committee appointed representative.

P/25/301

11 TRURO TRANSPORT STRATEGY WORKING GROUP

It was proposed by Councillor Carlyon, seconded by councillor Tann and **RESOLVED** to hold a secret ballot for the election for the members of the TTSWG.

P/25/302

The members appointed by the ballot are Councillors Biscoe, Southcombe, Tucker, and Webb.

12 TRURO CONSERVATION AREA ADVISORY COMMITTEE (TCAAC)

It was proposed by Councillor Wells, seconded by Councillor Douglas-Martin and **RESOLVED** to adopt the TCAAC terms of reference as amended below.

P/25/303

1. Addition of 'independent' before advisory in the first line of the second paragraph.

2. Nine to ten members in 1.1

3. Five to six co-opted members in 1.1

4. Three to four for a quorum in 1.5

5. Change 3.1.1 to 'Consider and recommend to Truro City Council's Planning Committee a response to all planning applications notified to Truro City Council by Cornwall Council, that either fall within Truro's Conservation Area and/or are a listed building in, accordance with the Neighbourhood Development Plan, Cornwall Local Plan and National & Local Planning Development Framework Guidance.'

6. change 3.1.3 to 'Respond to consultations on legislation and take part in initiatives that concern Conservation Areas & Listed Buildings.'

13 CHAIRMANS REPORT

The Chairman reported that the application for the Lifting Bridge at Lighterage Quay had been withdrawn, and alternative swing bridge design was expected later in the year.

P/25/304

14 DATE OF NEXT MEETING

The date of the next meeting is 19 June 2025.

P/25/305

The meeting closed at 2106.

Chairman

Appeal Decision

Site visit made on 19 March 2025

by **Matthew Jones BA(Hons) MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 17 June 2025

Appeal Ref: APP/D0840/W/24/3350461

14 St. Marys Street & 21 Old Bridge Street, TRURO, TR1 2AF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr M Pooley of Rannji Developments Limited against the decision of Cornwall Council.
- The application Ref is PA23/09678.
- The development proposed is described as the retention of conservation UPVC double-glazed windows and associated works.

Decision

1. The appeal is dismissed.

Preliminary Matter

2. The windows are already in situ, and I made my assessment on that basis.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area, with reference to the Truro Conservation Area (the TCA) and the setting of the Grade I listed building Truro Cathedral.

Reasons

4. The appeal site comprises a large, former office building, now converted to flats, within the TCA, with frontages on to St Marys Street and Old Bridge Street. Across Old Bridge Street it is directly opposite and within the immediate proximity of Truro Cathedral. I must therefore pay special attention to the desirability of preserving or enhancing the character or appearance of the TCA and I am also required to have special regard to the desirability of preserving the setting of the cathedral.
5. The significance of the TCA is multifaceted, but it is dominated in this area by the 19th Century cathedral, set amongst good examples of high Victorian architecture within a medieval street system. The Truro Conservation Area Appraisal (the TCAA) notes that the TCA is unified by an overriding sense of quality in its materials. The cathedral where it faces the appeal building is formed of extremely high quality, sumptuous, dressed stonework and intricate tracery window detailing.
6. I understand that the appeal building was previously used on an ecclesiastical basis, with a direct link to the cathedral through Bishop Wilkinson, as evidenced by a cross which sits above its porch facing St Marys Street. This detailing is consistent with the relatively refined religious character found in and around the cathedral. In addition, the building's historic form and traditional fenestration and materials, such as timber windows, lead it to make a positive contribution to the significance of the TCA and the significance Truro Cathedral draws from its setting.

7. Several poor modern interventions have eroded the quality of the TCA, particularly in this area, ranging from replacement materials to entire, poorly designed 20th century buildings. However, inappropriate development in the TCA is not a persuasive justification for further degradation of this historic environment. Rather, the TCAA states that the integrity, survival, completeness and character of the TCA is threatened by incremental loss, such as through the replacement of windows. Moreover, in this case, whilst I have no reason to doubt the diminished state of the windows that have been removed, justifying a need to remove degraded historic windows does not also serve to justify the windows that then replace them.
8. Aside for being formed in a material which lacks historic integrity, the new windows have obviously contrived elements, such as bulky storm seals and imitation glazing bars set within the glass. Whilst seeking to mimic sash windows, the windows do not appear to open vertically, but have fan type mechanisms, which would lead the windows to be especially incongruous when open. Given the immediate proximity of the appeal building to the public realm, the poor detailing of the new windows is easily discernible to the passing public, and they jar with the otherwise high quality of the immediate historic environment especially the cathedral itself. Consequently, the windows have led to less than substantial harm to the TCA and the significance that Truro Cathedral derives from its setting.
9. The National Planning Policy Framework (the Framework) states that great weight should be given to the conservation of designated heritage assets, and that decision makers must weigh any less than substantial harm to such assets against the public benefits of the scheme. Here that balancing exercise must take place in the context of s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which set a strong presumption against a grant of permission for development that causes harm to the setting of a listed building and/or fails to preserve or enhance the character or appearance of a conservation area.
10. The proposal has likely improved the energy efficiency of the building and, with the double glazing, protected residents from outside noise sources, notably the cathedral bells and a nearby late-night venue. However, these are limited benefits, and it is not demonstrated that they could not alternatively be achieved with a more appropriate form of window design. They therefore fall well short of overcoming the great weight that I ascribe to the TCA's and the cathedral's conservation. My attention is drawn to an allowed appeal for uPVC windows in the Redruth Conservation Area. Given that this relates to a different conservation area in a different settlement, it has had limited influence on my assessment.
11. Accordingly, the proposal has had an unacceptable effect on the character and appearance of the area, with reference to the TCA and the setting of Truro Cathedral. It conflicts with the heritage and design objectives of Policies 12 and 24 of the Cornwall Local Plan Strategic Policies 2010–2030 (adopted 2016), Policy C1 of the Truro and Kenwyn Neighbourhood Plan (made 2016, revised 2023), and Policy C1 of the Climate Emergency Development Plan Document (adopted 2023).
12. The proposal conflicts with the development plan as a whole and the other considerations do not indicate that I should make a decision other than in accordance with the plan. Given such, the appeal should be dismissed.

Matthew Jones

INSPECTOR

Government Planning Consultations and Working papers

There have been a series of five documents published over the last week by Government. Some are badged as consultations and some are called working papers, but they amount to the same thing practically in terms of giving an indication of the government's direction of travel, with an opportunity for us to comment or prepare for any potential changes.

Most of them inter-relate to each other. The very highest-level summary is that the proposals include reducing the scope of applications that can be determined by committees and introduce a new category of medium developments (between 10 and 50 houses) instead of the current distinction between minor and major applications at 10 homes. This new category links across to proposed reduced requirements for biodiversity net gain on minor and (the new) medium category sites. There are further proposals around sanctions for developers that don't build out consented sites.

We also expect further changes to the National Planning Policy Framework in the summer following the publication of national development management policies, which we anticipate to potentially narrow its scope to focus more on rules and expectations around the preparation of local plans.

Take aways:

- **The Government are proposing what would be significant changes to the types of schemes that are allowed to go to committee, meaning that all minor applications i.e. for less than 9 dwellings would not go to committee. For context, in 2024:**
 - **Our delegation rates were approximately 98%**
 - **95% of our decisions in that period were aligned with Town or Parish Council views**
 - **155 major applications were validated by the Council**
 - **105 applications went to committee, and 22 of these were majors.**
- **Should we no longer be able to take minor applications to committee we would need to consider the number of planning committees that are required. However, this is still only a consultation and will take some time to come into force if enacted so we should respond and prepare but also acknowledge that the current regime will apply for much of the coming year.**
- **The Government are proposing new categories of development sizes by changing the current minor/major delineation of 10 homes or more to a minor/medium/major delineation of 9 or less/10 – 49/and 50 or more. This is generally felt to make sense but has implications related to the changes to committee thresholds and also Biodiversity Net Gain (BNG) requirements.**

We will engage with colleagues and members in order to draft responses. Relevant links to documents can be found at the end of this document in Appendix 1.

The proposals:

Planning committees

The [Planning and Infrastructure Bill](#) included:

- a new power for the Secretary of State to set out which planning functions should be delegated to planning officers for a decision and which should instead go to a planning committee or sub-committee;
- a new power for the Secretary of State to control the size and composition of planning committees; and
- a new requirement for members of planning committees to be trained, and certified, in key elements of planning.

This is the latest in a series of reports and consultations on committee structures. These proposals link to the work on reforming site thresholds because of the introduction of the new medium category of development for sites between 10 and 50 homes.

The detailed proposals can be summarised as:

- Tier A proposals (minor sites – less than 9 dwellings and minor issues etc) would have to be delegated and cannot be taken to committee.
- Tier B (those not in tier A, or any application for planning permission where the applicant is the local authority, a councillor or officer, Section 73 applications to vary conditions and Review of mineral planning conditions). Tier B applications will normally expected to be delegated unless the Chief Planner and Chair of Committee agree it should go to Committee based on a gateway test
- A member will need to have some form of training certification before they make committee decisions.
- The maximum size of a planning committee is to be 11 members.

The key implications of the proposals:

- Minor (tier A) applications (anything less than 9 homes) **cannot** go to committee
- the presumption is that majors would not go to committee but that would be subject to a gateway test with the chair of committee and the Chief Planning Officer.
- It would further reduce the numbers of applications going to our committees.

The Government suggest that one intended consequence is that it will free up capacity for members to focus on policy setting.

Reforming site thresholds

This paper explores the idea of creating a new category of medium residential development which could cover developments between 10 and 50 dwellings. The stated aim is to remove and streamline requirements on small and medium sites and strengthen requirements on major sites. This is aiming to ensure that planning is targeted and proportionate and helps small and medium enterprise builders (SMEs) to deliver homes. This recognises the contribution SMEs can make to meeting housing need by delivering large numbers of smaller sites (which are often less than 50 houses). However, the number of SMEs active in construction have been in decline for some time and the planning system has been cited as one area that stifles the growth of the sector, through uncertainty and timescales associated with securing contributions (including the BNG small sites requirement – the subject of another of this set of consultation documents), increased complexity and delivery costs of developing small sites.

In order to broaden choice, the current minor and major categories would be amended to form three new planning thresholds. Each would have a different approach to the provision of infrastructure, financial contributions etc.

The new thresholds are proposed as:

- **very small sites** – less than 0.1 ha
- **minor** – will be taken to be anything which does not fall within either medium or major definitions (i.e. sites under 10 dwellings or less than 0.5ha if no number is known)
- **medium** – where the number of dwellings to be provided is between 10 and 49; and the site is less than 1 hectare (and if there is no known number of dwellings, the site is between 0.5 and 1 hectares)
- **major** – where the number of dwellings to be provided is 50 or more or the site is more than 1 hectare

This is summarised in the following table:

| | Determination Period (weeks) | Affordable housing required? | Building safety levy? | Delegated Decision? | BNG required? | Reduced validation? |
|--------|------------------------------|------------------------------|-----------------------|---------------------|-----------------|---------------------|
| Small | 8 | No ¹ | No | Yes | No ² | yes |
| Medium | 13 | Yes | No ³ | Yes ⁴ | simplified | minimised |
| Major | 13 | Yes | Yes | Yes ⁴ | Yes | streamlined |

¹ Except for Designated Rural Area applications that would continue to make a contribution in lieu of affordable housing provision on site

² to be subject to consultation later this year

³ Subject to a separate consultation

⁴ Delegation of some medium and major development types subject to separate consultation

The proposals also include:

- Minimising validation and statutory information requirements to simplify and reduce the paperwork involved in making a planning application.
- Increased scope for ‘permission in principle’ applications, including in the 10 – 50 dwellings category.
- A range of options are also set out for setting a threshold of development size where mixed tenure development is required as it should apply to help improve build out and sale times.
- More land and financing options for SMEs: Homes England will release more of its land exclusively to SMEs, and a new National Housing Delivery Fund to be confirmed at the spending review will support long-term finance options, such as revolving credit facilities and lending alliances.
- A new pilot to unlock small sites for SMEs: the Small Sites Aggregator will bring together small brownfield sites that would otherwise not have been developed, and attract private investment to build new social rent homes and address temporary accommodation challenges. Building on a model developed by Lloyds Banking Group’s Social Housing Initiative, the Small Sites Aggregator will be trialled this year with input from Bristol, Sheffield and the London Borough of Lewisham and with the support of their regional authorities. This will help tackle the housing shortage, address unviable small plots of land, and create local jobs supporting the government’s Plan for Change.

Biodiversity Net Gain changes

Minor development classes became subject to BNG requirements from 2nd April 2024. This has presented reported challenges to minor developments of:

- increased costs and/or time from additional steps in the planning process.
- increased costs from delivering habitat enhancements where sites may be more constrained so opportunities for onsite BNG may be limited, impacting viability.
- developing knowledge and expertise amongst developers, ecologists and local planning authorities.

The deadline for the consultation response is 24th July 2025 and we will prepare a draft response for consideration in advance of that date.

A number of options are set out for potentially resolving issues that arise from current exemptions, including:

Options to amend exemptions from BNG on small sites:

- Option 1 - Removing the existing exemptions for self and custom build development and replacing it with an exemption for all single dwellings;

- Option 2 – Amending the scale of development that falls below the ‘de minimis’ threshold. This tests options for a higher de minimis threshold so more minor development would be exempt in practice (recognising that very small scales of development struggle to make adequate BNG provision on such small sites); or
- Option 3 - A full exemption for all minor developments , which would remove the existing exemption for self and custom build development. The ‘de minimis’ exemption (potentially with a higher threshold) would remain to capture other developments which have no or little impact on habitats.
- A partial exemption would apply to development within all parks, public gardens, playing fields and sporting grounds provided there is no substantive change to the existing use of land (for example that it remains a playfield or sports pitch).
- Development whose sole or primary objective is to conserve or enhance biodiversity would be exempted.

Further changes to the small sites metric to simplify its use and improve clarity of how BNG should be calculated and reported. These changes include:

- Extending its use to cover the new medium scale development class.
- Removal of the trading rules to help provide flexibility of how habitat is created
- Allowing small sites to utilise off-site BNG provision – recognising that it may be difficult to provide effective spaces on small sites.
- Simplifying and amalgamating small site habitats to make it simpler to use and more widely understood.

The government is also working on standardised digital metrics and tools to ensure consistency in how BNG is measured. Additional support proposed includes training, digital tools, and funding support.

Biodiversity Net Gain and Nationally Significant Infrastructure Projects

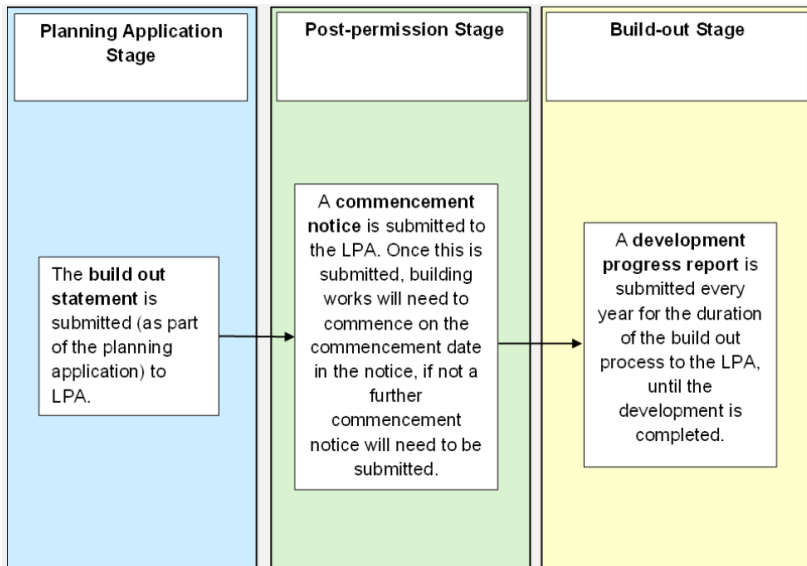
There is a further paper on BNG requirements in relation to Nationally Significant Infrastructure Projects (NSIPs). The proposal is that from May 2026, BNG will be applied to NSIPs such as large transport and energy projects. Whilst these sorts of applications are very rare in Cornwall and we do not intend to respond formally to the paper, the Cornish Lithium proposals have been registered as an NSIP.

Speeding up build out

There are currently over 26,000 units with consent which are not built in Cornwall – and approx. 10% of these are in construction at present. This is frustrating but also important to see in the context of annual targets of 4,421 homes per year, and the practical lead in times to development after grant of consent which are often 1 to 2 years on anything other than the smallest sites.

New powers would be introduced to force developers to commit to delivery timeframes before being given permission. These proposed powers include a requirement for developers of sites of more than 50 homes to inform the Local Planning Authority that they have commenced and to report on annual building progress against meeting their target build rate. Failure to do so could result in completion notices, a ‘delayed homes penalty’, refusal to accept further planning applications or exceptionally compulsory purchase of sites.

The proposed process is illustrated in this diagram:



More detailed proposals set out lessons on making homes easier to build out, encourage a range of types and tenures of housing, increase affordable housing in schemes of more than 2,000 homes (rare in Cornwall) and build out by small and medium enterprise.

Slow build out is of great frustration to communities that rightly expect homes, infrastructure and services that have been promised as part of a planning approval to be delivered as quickly as possible. Developers are responsive to commercial incentives and build out homes at a rate that is beneficial to their business and reflective of the wider economic environment. But there are a number of reasons that sites are not brought forward and these include contractual reasons, problems in discharging conditions or legal agreements, viability or due to ability of the local market to absorb additional new housing.

Whilst punitive measures against developers have caught the headlines, there are a number of different measures proposed by Government to ensure that consented schemes are delivered. There are a relatively small number of truly ‘stalled’ sites in Cornwall and we already work to unblock their delivery wherever possible, including the use of accelerator funding from Government. Further measures and funding to assist in unlocking delivery would be welcomed.

Improving transparency and securing delivery

- More land and financing options for SMEs: Homes England will release more of its land exclusively to SMEs, and a new National Housing Delivery Fund to be confirmed at the spending review will support long-term finance options, such as revolving credit facilities and lending alliances.
- A new pilot to unlock small sites for SMEs: the Small Sites Aggregator will bring together small brownfield sites that would otherwise not have been developed, and attract private investment to build new social rent homes and address temporary accommodation challenges. Building on a model developed by Lloyds Banking Group's Social Housing Initiative, the Small Sites Aggregator will be trialled this year with input from Bristol, Sheffield and the London Borough of Lewisham and with the support of their regional authorities. This will help tackle the housing shortage, address unviable small plots of land, and create local jobs supporting the government's Plan for Change. This appears to be linked to a scheme in Bristol but there is little detail at this stage.
- Separately to the technical consultation, the associated working paper includes proposals to rescind applications or permit the compulsory acquisition of sites if not built out. Whilst we welcome the intent of this, the compulsory acquisition of sites is likely to require significant financial resource to see through in terms of the site costs themselves, but also the legal and professional fees involved, and the ability to cash flow onward delivery or find alternative developers so is likely to be used only in extremis.

Planning and Housing Service

June 2025

Appendix 1

The consultations and related papers (and links)

Planning Committees:

- Reform of planning committees (technical consultation):
<https://www.gov.uk/government/consultations/reform-of-planning-committees-technical-consultation>

Planning Reform Working papers:

- Speeding up build out: <https://www.gov.uk/government/publications/planning-reform-working-paper-speeding-up-build-out> (which sets out the Government's overall strategy) and the associated technical consultation on increasing transparency:
<https://www.gov.uk/government/consultations/implementing-measures-to-improve-build-out-transparency-technical-consultation>
- Reforming site thresholds: <https://www.gov.uk/government/publications/planning-reform-working-paper-reforming-site-thresholds>

Biodiversity net gain

- Improving the implementation of BNG for minor, medium and brownfield development: <https://www.gov.uk/government/consultations/improving-the-implementation-of-biodiversity-net-gain-for-minor-medium-and-brownfield-development>
- BNG for NSIPs: <https://www.gov.uk/government/consultations/biodiversity-net-gain-for-nationally-significant-infrastructure-projects>

Other:

- Major reservoirs programme (not Cornwall): [Government steps in to build first major reservoirs in 30 years - GOV.UK](#)
- [Improving flood resilience in Mousehole - GOV.UK](#) – we are already involved in this to facilitate planning consent for related matters.

| Document | Type of response | Deadline |
|----------------------------------|------------------------|----------------------------|
| Reform of planning committees | Technical consultation | 27 th July 2025 |
| Speeding up build out | Working paper | 7 th July 2025 |
| Improving transparency | Technical consultation | 7 th July 2025 |
| Site thresholds | Working paper | 9 th July 2025 |
| BNG changes related to site size | Consultation | 24 th July 2025 |
| BNG changes related to NSIPs | Consultation | 24 th July 2025 |



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

Your ref:
My ref: EN24/01054
Date: 30 June 2025

Dear Sir/Madam

Town and Country Planning Act 1990 - Appeal Under Section 174

| | |
|--------------------|---|
| Site Address: | Yew Tree House Green Lane Truro |
| Alleged Breach: | Appeal against Enforcement Notice - Without planning permission, the installation of a first-floor window in the eastern elevation of unit 2 (known now as Yew Tree House) that is larger and of a different design than the window approved under planning permission PA21/01468, in breach of condition 2. |
| Appellant's name: | Mrs Dianne Seale |
| Appeal reference: | APP/D0840/C/25/3366822 |
| Appeal Start Date: | 16 June 2025 |

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by Cornwall Council.

The enforcement notice was issued for the following reasons:

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;

The installation of a large window opening at first floor level overlooking an adjacent property and associated land. The opening results in significant and unacceptable loss of privacy for the occupiers of the adjacent dwelling (known as no. 66 Daniell Road). The development therefore fails to accord with Policy 12 of the Cornwall Local Plan Strategic Policies 2010 - 2030, Policy E4 of the Truro & Kenwyn Neighbourhood Plan Revision May 2023 and paragraph 135 of the National Planning Policy Framework.

Cornwall Council

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

IDOX/REAENF

Page 2 of 3

30 June 2025

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

The enforcement notice requires the following steps to be taken:

- (1) Remove the unauthorised first floor window, circled in red on the attached image.
- (2) Alter the building and insert with window to comply with plan TLW_004 Rev E of planning permission reference PA21/01468 dated 05/08/2021 including the conditions subject to which that permission was granted.
- (3) Make good any damage caused from complying with (1) and (2) above and remove the window and any associated debris from the land shown edged red on the attached plan.

The appellant has appealed against the notice on the following grounds:

Ground (f) the steps required to comply with the requirements of the enforcement notice are excessive and lesser steps would overcome the objections.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

If you wish to make comments, you can do so online at <https://acp.planninginspectorate.gov.uk/>. If you do not have access to the internet, you can send your comments to:

Mr Craig Maxwell
The Planning Inspectorate
Temple Quay House
2 The Square
Bristol
BS1 6PN.

All representations must be received by 6 weeks from the start date. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

If you submit comments and then subsequently wish to withdraw them, you should make this request to the Planning Inspectorate by the date above.

Page 3 of 3

30 June 2025

The appeal documents are available for inspection on request.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in enforcement appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk/>

If you require any further information please do not hesitate to contact me.

Yours faithfully

Sandra Oram

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

Clerk To Truro City Council
Municipal Buildings
Boscawen Street
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| Appellant's name: | Ms Clare Ann Hoban |
| Appeal reference: | APP/D0840/C/25/3366823 |
| Appeal Start Date: | 16 June 2025 |

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

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If you require any further information please do not hesitate to contact me.

Yours faithfully

Sandra Oram

**Senior Development Support Officer
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Clerk To Truro City Council
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| Site Address: | Yew Tree House Green Lane Truro |
| Alleged Breach: | Appeal against Enforcement Notice - Without planning permission, the installation of a first-floor window in the eastern elevation of unit 2 (known now as Yew Tree House) that is larger and of a different design than the window approved under planning permission PA21/01468, in breach of condition 2. |
| Appellant's name: | Mr Jack Henry Seale |
| Appeal reference: | APP/D0840/C/25/3366824 |
| Appeal Start Date: | 16 June 2025 |

I refer to the above details. An appeal has been made to the Secretary of State against an enforcement notice issued by Cornwall Council.

The enforcement notice was issued for the following reasons:

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.

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- (3) Make good any damage caused from complying with (1) and (2) above and remove the window and any associated debris from the land shown edged red on the attached plan.

The appellant has appealed against the notice on the following grounds:

Ground (f) the steps required to comply with the requirements of the enforcement notice are excessive and lesser steps would overcome the objections.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in the Town and Country Planning (Enforcement) (Written Representations Procedure) (England) Regulations 2002.

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When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk/>

If you require any further information please do not hesitate to contact me.

Yours faithfully

Sandra Oram

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

Application number: PA25/03316, PA25/03317 and PA25/03318

Proposal: Installation of external lighting to illuminate the front elevations of existing buildings and signage Primary sign 1550x600mm with 2 no. posterboxes. Secondary sign 1850x600mm.

Location: Royal Cornwall Museum 25 River Street Truro Cornwall TR1 2SJ

Applicant: Mr Jonathan Morton Cornwall Museum & Art Gallery

Thank you for the City Councils response to the above proposals which I have set out below:

Listed building consent and planning application - Truro City Council (30 May 2025)

"Truro City Council support the application but ask that;

- 1. the lighting is not active unless the building is in use.**
- 2. the lighting is not coloured.**
- 3. there is an assurance that the specification of the lights used will cause no harm to wildlife specifically be of a colour and frequency that doesn't impact upon bats and insects.**
- 4. is sustainably powered as in policy E1 of the TKNDP preferably by a renewable energy source."**

Advertisement application - Truro City Council (30 May 2025)

'Truro City Council agree in principle with the proposal and request that the illuminations are off when the building is not in use as well as suggest that the readability of the signage be revisited.'

In response to the above, the agent has agreed a condition for the lighting to relate to the hours of operation of the buildings, they have stated the lights will not be coloured as standard, but potentially could be coloured for special events, which is considered to be reasonable, a report by the ecologist is being prepared by their ecologist to relate to ecology, and the lights are to be efficient LED low power, low heat units - the source of the power is the museum building. The existing units that are being replaced are currently halogen which are highly inefficient and hot to the touch - these would no longer meet lighting regulations, hence why they are being replaced. They consider there is a benefit insofar as the proposed lighting units will consume less energy than the halogen units. And the applicants are aware that solar PV or other highly visible renewable energy technology affixed to a listed building is unlikely to be supported by the LPA.

The same condition will relate to the signage and the text is considered to be acceptable. The agent states - The signage by Wignall and Moore is designed with text size and font chosen to conform to legibility and accessibility guidance - uplighting has been proposed to ensure this is legible on days when lighting levels are low or the museum is open for a night-time event.

The conservation officer is in support of the scheme, and the proposals are considered to respect the host listed buildings and preserve/enhance this part of Truro Conservation area. Any harm caused would be out weighed by the public benefits of the scheme.

In light of the above, I intend to recommend the application for approval/consent be granted for each application.

I would respectfully request that your Council consider the following options as set out within the Protocol for Local Councils:

1. Agree with my recommendation
2. Agree to disagree
3. It is requested the LPA consider referring the matter to planning committee

Please tell me which option you wish to choose within 5 working days from the date of this communication ie by 5pm Thursday 26th June.

If I do not hear from you within 5 working days, a delegated decision may be issued in accordance with my recommendation following discussion with the Divisional Member. If our recommendation changes for any reason we will notify you so that you may reconsider your own position.

**Planning committees can be viewed and accessed remotely. Further information can be found on our website at [Webcasts - Cornwall Council](#).*

Kind regards,

Sophie Rogers
Senior Development Officer
Cornwall Council | Development Management – Planning and Housing Service

Teams telephone number: 01872 322222 and then say my name

Based at and post to be directed to Cornwall Council, Planning Department, New County Hall, Treyew Road, Truro, TR1 3AY

sophie.rogers@cornwall.gov.uk

www.cornwall.gov.uk

This e-mail and attachments are intended for above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please e-mail us immediately at enquiries@cornwall.gov.uk. Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Security Warning: It is the responsibility of the recipient to ensure that this e-mail and any attachments are virus free. The Authority will not accept liability for any damage caused by a virus.

| Application | Decision | Truro City Council |
|---|--|--|
| 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 | Approved unconditional | Support. |
| PA25/02524 Removal of front garden wall to form parking area 5 Stratton Terrace Truro Cornwall TR1 3EW | <p>Approved with conditions</p> <p>Prior to occupation of the development, the re-use of brick from the 'relevant demolition' of the existing wall will be used in the construction and finish of the works hereby permitted. The brick faced retaining wall shall be as marked on drawing number 2546.13 REV A and shall use a bonding pattern, mortar mix, and pointing technique to match the original construction.</p> <p>The removal of the front wall shall halt at minimum one brick length (approx.. 250 mm) from the boundary walls existing to the north and south boundaries and shall be retained as such thereafter. The making good shall be managed with the use of brick from the demounted wall or granite posts and no other material.</p> <p>No new bricks shall be used unless otherwise agreed in writing by the Local Planning Authority.</p> | Truro City Council accept the proposal adding it would like to make clear it is eager to see the existing bricks retained for use in remodelling of the wall. |
| 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 | Approved with conditions | Support. |
| PA25/02952 Works to Tree(s)subject to a preservation order (TPO) G1, Yew-Reduce height from 15 metres by 2-3 metres as indicated in images submitted 2 Trewinnard Grove Truro Cornwall TR1 3RQ | Approved with conditions | Support. |
| PA25/03049 Removal and partial reconstruction of boundary wall to provide improved parking 8 Truro Veian Terrace Truro Cornwall TR1 1HA | Approved with conditions | Truro City Council support the application with original materials to be salvaged and reused to infill the gap where there is currently a gate, as little of the wall removed as possible, and the original slates and |

| | | |
|---|------------------------------|---|
| | | capping be used to cover the remaining wall in its entirety. |
| PA25/01985 Proposed reinstatement of two flats after fire damage and associated works 9 Trevoze Road Truro Cornwall TR1 3QW | Refused | Support, subject to the addition of lockable external storage solutions for bicycles, waste and recycling for each flat. |
| PA25/03991 Non material amendment in relation to Decision Notice PA24/07270 dated 19/11/24 - To include small window to Southern elevation of extension, window to be obscured, amendment to include access door to Eastern elevation of garage and access gate to southern elevation boundary wall. 1 The Crescent Truro Cornwall TR1 3ES | Approved unconditional | Support. |
| PA25/03921 Non-material amendment to decision notice PA22/10849 dated 31.03.2023 for updated stone detailing, additional rainwater goods, additional ventilation louvres and minor amendments to glazing design. Truro Methodist Church Union Place Truro Cornwall TR1 1EP | Approved unconditional | Support. |
| PA25/03953 Non material amendment in relation to decision notice PA23/06566 dated 19/12/2023 to amend the wording of condition 3 to the following. Note the only change is amending the discharge rate from 1l/s to 5/s. 15 Pydar Street Truro Cornwall TR1 2AX | Not acceptable as amendment. | Truro City Council recommend refusal noting the objection by Cornwall Council Local Lead Flood Authority and the lack of any attenuation. |
| PA24/04213 Retrospective full planning application for the change of use of the former farm yard from agricultural (sui generis) to B8 storage/distribution use and to ratify the localised engineering/construction works 'associated operational development' (car parking, reduced levels dig and erection of a portacabin office) reasonably necessary and associated with the implementation of that viable alternative use of the site. Pencoose Farm Truro Cornwall TR4 9BY | Refused | Truro City Council Object on the grounds that this is overdevelopment of an agricultural site not compliant with the Truro & Kenwyn Neighbourhood Development Plan ' most notably policy E6, will lead to noise pollution, negatively impact the traffic flow and will exacerbate flood risk. |
| PA25/04155 Non-material amendment in relation to decision notice PA23/10145 dated 29.02.2024 to reposition windcatchers, remove mechanical louvres and add door in east elevation. Truro School Trennick Lane Truro Cornwall TR1 1TH | Approved unconditional | Support |
| PA25/03696 Works to a Tree covered by a Tree Preservation Order (TPO) - Sycamore - Crown lifted to 6m above ground level. 13 Kenwyn Gardens Truro Cornwall TR1 3FY | Approved with conditions | Support, subject to the views of the forestry officer. |
| PA25/03807 Works to trees subject to a Tree Preservation Order (TPO), works include T1 Sycamore. Tree historically worked on to raise crown on North side, now recommended for remedial works on South aspect to balance shape and appearance. As per photographs. 25 Copes Gardens Truro Cornwall TR1 3SN | Approved with conditions | Support, subject to the views of the forestry officer. |

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| PA25/02193 Retrospective change of use from residential institution (C2) to dwellinghouse (C3) Sundial House Coosebean Lane Truro Cornwall TR4 9EA | Approved with conditions | Support. |
| PA25/03232 Proposed replacement of UPVC doors to aluminium Vivian Court Strangways Terrace Truro Cornwall | Approved with conditions | Support. |
| PA24/03199 Outline Planning Permission with all matters reserved for a detached dwelling Land To The West Of Brunel Court Truro | Approved with conditions | Truro City Council defer comment until the applicant has produced an assessment that answers the concerns of Network Rail. |