

TRURO CITY COUNCIL



CITY OF TRURO

Town Clerks Department
Municipal Buildings
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07 March 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, Nolan, Mrs Nolan, Unwin, Webb, Vacancy, 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 13 MARCH 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 20 February 2025.
 - b. To **note** the minutes of the Truro Conservation Area Advisory Committee Meeting held on 11 March 2025.
4. **PLANNING CONSULTATION**
To **consider** and **resolve** on plans submitted in accordance with planning consultation procedure: For schedule 1A & 1b the chairman's proposals are to be voted for 'en bloc', except for individual applications a Councillor may request to consider in greater detail at this meeting.

Schedule 1A – Proposal 'en bloc'.

- a. [PA24/09856](#) | Retrospective replacement of existing outbuilding | 14 Tresawls Avenue Truro Cornwall TR1 3LA
- b. [PA25/01221](#) | Nonmaterial amendment in relation to Decision Notice PA24/07758 dated 28/11/24 - Change patio doors on the eastern elevation to a casement window. Change window opening to ground floor western elevation to increase opening. Change window opening to ground floor southern elevation to increase opening. | 10 Lodge Drive Truro Cornwall TR1 1TX
- c. [PA25/01359](#) | Conversion of garage to study with utility and kitchen dining room extension | 24 Murdoch Close Truro Cornwall TR1 1RR

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

- a. [PA25/00953](#) | Application for Lawful Development Certificate for an Existing use for two storey extension to rear of the property. | 11 Richmond Hill Truro Cornwall TR1 3HS

- b. [PA25/01130](#) | Listed Building Consent for:- Removal of the existing 3D cut out signage and repainting of the existing projecting sign. The shop front facade will be retained, made good and repainted. New pinned out lettering will be installed above the entrance. A hand painted building number will be applied to the right-hand side of the shop front fascia panel | Monsoon Accessorize Ltd 1 St Nicholas Street Truro Cornwall TR1 2RW
- c. [PA25/01262](#) | Replacement roof and associated works | 32 Lemon Street Truro TR1 2NR
- d. [PA25/01263](#) | Listed building consent for a Replacement roof and associated works | 32 Lemon Street Truro TR1 2NR
- e. [PA25/01424](#) | Submission of details to discharge Condition numbers 24, 25 and 26 in respect of Decision Notice PA21/04889 dated 10/10/21 - Cornwall Council Offices Circuit House St Clement Street Truro Cornwall TR1 1DT
- f. [PA25/00523](#) | Lawful Development Certificate for Proposed Use for the removal of the existing less than 1m high front boundary/garden brick wall, the reduction in the present garden and path level to form the parking area, formation of new retaining wall and steps and surfacing of the parking area with a porous material, a dropped kerb and re-alignment of the pavement. | 5 Stratton Terrace Truro Cornwall TR1 3EW
- g. [PA25/01474](#) | Listed building consent for installation of electricity supply | 6 - 7 Lemon Street Truro Cornwall TR1 2LQ
- h. [PA25/01558](#) | Listed Building Consent for the Installation of Electricity Supply | Hendra Health Store 8 - 9 Lemon Street Truro Cornwall TR1 2LQ
- i. [PA25/01670](#) | Works to trees within a Conservation Area - reduce canopy of Horse Chestnut tree | Kenwyn Garden House Cyril Road Truro Cornwall TR1 3TA

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

- a. [PA25/00972](#) | Extension and alterations | 5 Stratton Terrace Truro Cornwall TR1 3EW
- b. [PA25/01214](#) | Works to trees in a conservation area (CA), works include reduce pine | Halwyn 7 Crescent Road Truro Cornwall TR1 3EP
- c. [PA25/01561](#) | Alterations and Extension to 9 Castle Street Comprising of: . Demolition of existing single storey porch to allow for new replacement Georgian style porch. . Demolition of existing conservatory style roof at Lower Ground Floor to be replaced with new single ply membrane flat roof with conservation lantern roof light. Existing window to be replaced with new door at Lower Ground Floor. Introduction of new external steps from Lower Ground Floor to Garden Area. . Re-planning of existing parking forecourt. | 9 Castle Street Truro Cornwall TR1 3AF
- d. [PA25/01562](#) | Listed Building Consent for Alterations and Extension to 9 Castle Street Comprising of: . Demolition of existing single storey porch to allow for new replacement Georgian style porch. . Demolition of existing conservatory style roof at Lower Ground Floor to be replaced with new single ply membrane flat roof with conservation lantern roof light. Existing window to be replaced with new door at Lower Ground Floor. Introduction of new external steps from Lower Ground Floor to Garden Area. . Re-planning of existing parking forecourt. | 9 Castle Street Truro Cornwall TR1 3AF

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**

None

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** (to follow)

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. **CALL FOR SITES** (Appendix B)

To flag any particular risks or issues that may impede deliverability of individual sites shown on the call for sites map. [The web-map can be found here:

<https://consultations.cornwall.urbanintelligence.co.uk/public-web-map?eventId=42.>]

12. **CHAIRMAN'S REPORT**

To **receive** a verbal report from the chairman.

13. **DATE OF NEXT MEETING**

Thursday 3rd April 2025



David Rodda MBE
Town Clerk

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MEETING OF THE PLANNING AND LICENSING COMMITTEE HELD 20th FEBRUARY 2025 AT 1900

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

APOLOGIES: Councillors Green, Mrs Nolan, Rabey, and Webb.

1 COUNCILLORS IN ATTENDANCE AND APOLOGIES

The apologies were **noted**.

P/24/1248

2 DECLARATIONS OF INTEREST

None.

P/24/1249

3 MINUTES

a The minutes of the Planning & Licensing Committee meeting held on 30th January 2025 were considered for accuracy. It was proposed by Councillor Swain, seconded by Councillor Nolan, and **RESOLVED** that they were considered a true and correct record and signed.

P/24/1250

b The minutes of the TCAAC meeting held 18th February 2025 were **noted**.

P/24/1251

The Planning & Licensing Committee wished to record thanks to the Chairman of the TCAAC for the detailed minutes.

4 PLANNING CONSULTATION

P/24/1252

Schedule 1A

| | |
|--|--------------|
| Hollynbank 1 Pendrea Wood Truro Cornwall TR1 3RG | (PA25/00413) |
| 12 Gwel Ke Truro Cornwall TR1 2GT | (PA25/00580) |
| 16 Woodland Court Truro Cornwall TR1 1XT | (PA25/00575) |
| Former Tara Moresk Road Truro Cornwall TR1 1EG | (PA25/00785) |
| 10 Rashleigh Vale Truro Cornwall TR1 1TJ | (PA25/00806) |
| Land Adjacent 1 Woodland Court Truro TR1 1XT | (PA25/00719) |
| 58 Upland Crescent Truro Cornwall TR1 1NE | (PA25/00921) |

It was proposed by Councillor Unwin, seconded by Councillor Swain, and **RESOLVED** that Truro City Council support the applications within schedule 1A.

P/24/1523

Schedule 1B

| | |
|---|--------------|
| 19 Lemon Street Truro Cornwall TR1 2LS | (PA25/00489) |
| 16 Victoria Square Truro Cornwall TR1 2RU | (PA25/00653) |
| Lemon Quay Piazza Back Quay Truro Cornwall TR1 2LL | (PA24/09614) |
| 29 Lemon Street Truro Cornwall TR1 2LS | (PA25/01056) |
| Nare Cottage 18 Castle Rise Truro Cornwall TR1 3AA | (PA25/01067) |
| Truro Methodist Church Union Place Truro Cornwall TR1 1EP | (PA25/01016) |

1 St Nicholas Street Truro Cornwall TR1 2RW (PA25/00983)
19 Lemon Street Truro Cornwall TR1 2LS (PA25/00967)
33A River Street Truro Cornwall TR1 2SJ (PA25/01006)
33A River Street Truro Cornwall TR1 2SJ (PA25/01005)

It was proposed by Councillor Mrs Carlyon, seconded by Councillor Wetherill, and **RESOLVED** that Truro City Council support the applications within schedule 1B. **P/24/1254**

Schedule 2

P/24/1255

Land And Buildings At GWRSC Station Road Truro TR1 3HH (PA24/06876)

The architect of the scheme spoke to the changes made to the proposal since the committee last considered it.

The committee noted the site's location neighbouring the conservation area and its prominent place as a gateway into Truro. It was felt that this had the potential to be an excellent use of the site. Members discussed the traffic implications and the need for a retail unit, preferring a reduction in height over the retail provision.

It was proposed by Councillor Mrs Carlyon, seconded by Councillor Pascoe, and **RESOLVED** that Truro City Council object to the proposal as is. The height and massing of the building remains too great for this prominent site, in addition, the design and material use pays little respect to the adjacent properties and conservation area. **P/24/1256**

4 Higher Trehaverne Kenwyn Truro Cornwall TR1 3RH (PA25/00441)

It was proposed by Councillor Wetherill, seconded by Councillor Unwin, and **RESOLVED** that Truro City Council support the application given permission is conditioned to prevent letting or selling separately to the principal dwelling. **P/24/1257**

4 Prospect Gardens Truro Cornwall TR1 1BH (PA24/07683)

The strong neighbour objection was reported, but thought the plans would resolve the current parking problem cited in the objection.

It was proposed by Councillor Pascoe, seconded by Councillor Swain, and **RESOLVED** that Truro City Council have no objections to the application. **P/24/1258**

22 Pauls Row Truro Cornwall TR1 1HH (PA24/09465)

Councillors felt the work was an aesthetic improvement and it was proposed by Councillor Pascoe, seconded by Councillor Swain, and **RESOLVED** that Truro City Council support the application. **P/24/1259**

8 Trehaverne Vean Truro Cornwall TR1 3UU (PA25/00749)

Following discussion of the concerns stated by the applicant as justification for the works it was proposed by Councillor Swain, seconded by Councillor Unwin, and **RESOLVED** that Truro City Council defer their comment until the forestry officer has reviewed the case. **P/24/1260**

Woodland Cottage Mitchell Hill Truro Cornwall TR1 1JF (PA25/00638)

It was proposed by Councillor Nolan, seconded by Councillor Unwin, and **RESOLVED** that Truro City Council support the tree works. **P/24/1261**

5 LICENSING

None. **P/24/1262**

- 6 URGENT APPLICATIONS**
None. P/24/1263
- 7 CORRESPONDENCE**
None. P/24/1264
- 8 DELEGATION OF POWER**
None. P/24/1265
- 9 DECISIONS**
The decisions by Cornwall Council since the last meeting of the planning committee were **noted**. P/24/1266
- 10 TRURO TRANSPORT STRATEGY WORKING GROUP**
Nothing to report. P/24/1267
- 11 PLANNING POLICY UPDATE** P/24/1268
a Cornwall Council's Interim Policy Briefing Consultation P/24/1269
b Call for Sites
The committee discussed items 11a and 11b together.
- A councillor reiterated the concern brought on with the new housing supply requirements in the NPPF and the consequential weakening of the Cornwall Local Plan as a defense. The interim policy briefing statement was thought of as a good document. Cornwall Council has recommended parish councils to write a Neighbourhood Priority Statement so that they may influence the new Local Plan.
- It was proposed by Councillor Nolan, seconded by Councillor Pascoe and **recommended** to Full Council it explores Neighbourhood Priority Statements P/24/1270 as a way of feeding on to the Cornwall Local Plan.
- c** It was **noted** Rob Lacy, Cornwall Council Planning Policy Manager, will be attending a future meeting to talk to and answer questions from the committee. P/24/1271
- 12 CHAIRMANS REPORT**
The Chairman reported on the number of works in the conservation area and to Listed Buildings being done without seeking planning permission first was significant in Truro after spending time walking around the City. It was also said of the little enforcement action taking place when reporting these occurrences. P/24/1272
- 13 DATE OF NEXT MEETING**
The date of the next meeting is 13th March 2025. P/24/1273

The meeting closed at 2013.

Chairman



Local Council Briefing

Help inform the future Cornwall Local Plan

February 2025

The preparation of the next Local Plan will be a significant task, as the document has to create policies that cover all of Cornwall and address our major infrastructure needs – whilst addressing local priorities at parish or even site level.

At this stage, we cannot start the formal preparation of the plan because the legislation won't be in force until later this year. However, there is a lot of work we can do to assemble evidence for the plan whilst we are waiting for the new system to start.

Call for Sites – your chance to tell us about sites in your area

Part of this evidence that we need to collect includes understanding what land may be available for development now and in the future. Choosing locations for growth can often be controversial and we appreciate that it is a complex task that requires dialogue and negotiation to choose the right sort of site, in the right place and with a willing landowner. It is vital that we involve a wide range of people in that process.

To understand what the opportunities are, we have been running a “call for sites” for almost a year. Landowners and other interested parties have put land forward across Cornwall for particular uses that we must review including:

- Looking at constraints – we are considering submitted sites against constraints such as landscape designations.
- A practical review of whether sites can be delivered – we have a panel of development experts helping us to consider sites in terms of the Government criteria of suitability, availability and achievability. The use of such panels is standard practice within Cornwall and other planning authorities to make sure that sites can be delivered by developers.

We are also keen to understand local perspectives on developability and whether there are other sites that you or others think should be considered in terms of the Government criteria.

For that reason, we are sharing with you the [WebMap](#) of sites which have been put forward for consideration in your area and not yet sifted out. To view the sites you will need to click the link and then select the “toggle layers” in the top left of the map. The map shows all of the sites across Cornwall. Please note that these have not yet been reviewed in terms of sustainable travel / relationship to settlements for example – this will happen at a later stage.

Because this is an early stage of considering sites, we are not yet ready to ask whether people support or oppose the sites like we would for formal allocations or planning applications. This is because there are many further steps before we progress towards formal allocation of sites. We are also keeping our ‘call for sites’ open to encourage more suggestions to come forward so that there is a good choice of locations. Please note that not all parishes have received site submissions, so you may not have suggested sites to look at.

From what we can tell by talking to other planning authorities, it is relatively unusual to seek parish feedback at this early stage, but we think that it is the right thing to do to gain your valuable insight about the sites being suggested. Therefore, we are asking you to help with the following four things please:

We are particularly keen to have your views on the following please:

- **Firstly, we are keen to hear if you think that the sites that have been submitted through the call for sites have potential to come forward in the next 3 years.**

Where applicable, please let us know whether sites can be delivered (regardless of whether or not you might support the site or location) by filling out the survey. We appreciate your council’s support may be subject to quality or infrastructure expectations and we will be collecting that information later in the process. Feedback on an existing site here: [HELAA local council consultation](#).

- **Secondly, are there any sites shown that you think could come forward ahead of your next Neighbourhood Plan or the next Local Plan with your support to help meet housing needs?**

There may be sites that landowners have submitted through the call or that you have identified that your Council might wish to support for development sooner to meet housing needs. Even if that site might not be specifically supported by current Local Plan or Neighbourhood Plan policy, we would like to help if the site is suitable and can help meet housing needs. The Portfolio Holder for Planning and Housing, Cllr Monk is particularly interested in conversations with parishes who wish to explore sites which have potential to come forward in the short term. Feedback on an existing site here: [HELAA local council consultation](#).

- **Thirdly, we would be grateful if you can flag any particular risks or issues you think that may impede deliverability of individual sites shown on the map.**

This is about practical observations, and issues that may not otherwise be obvious to us from a map. At this stage we are purely considering practical challenges and opportunities that sites might have – we are not asking you to support or object to these sites like a planning application and cannot take those type of comments into consideration at this stage. Some of your feedback may need to be banked for later stages in our evidence preparation. Feedback on an existing site here: [HELAA local council consultation](#).

- **Finally, we invite you to identify land which has not yet been put forward to the call for sites:**

If you think that there is further land that should be considered (either in addition or instead of the mapped sites) and where you could work with landowners to bring the land forward please let us know through the survey. We will be grateful for your much more detailed knowledge of your area, landowners and opportunities for suitable growth. Where possible, please indicate when you think these sites can come forward, especially where you consider this is possible within the next 3 years. Suggest new sites here: [Call for Sites](#) (please select City/Town/Parish Council Consultation).

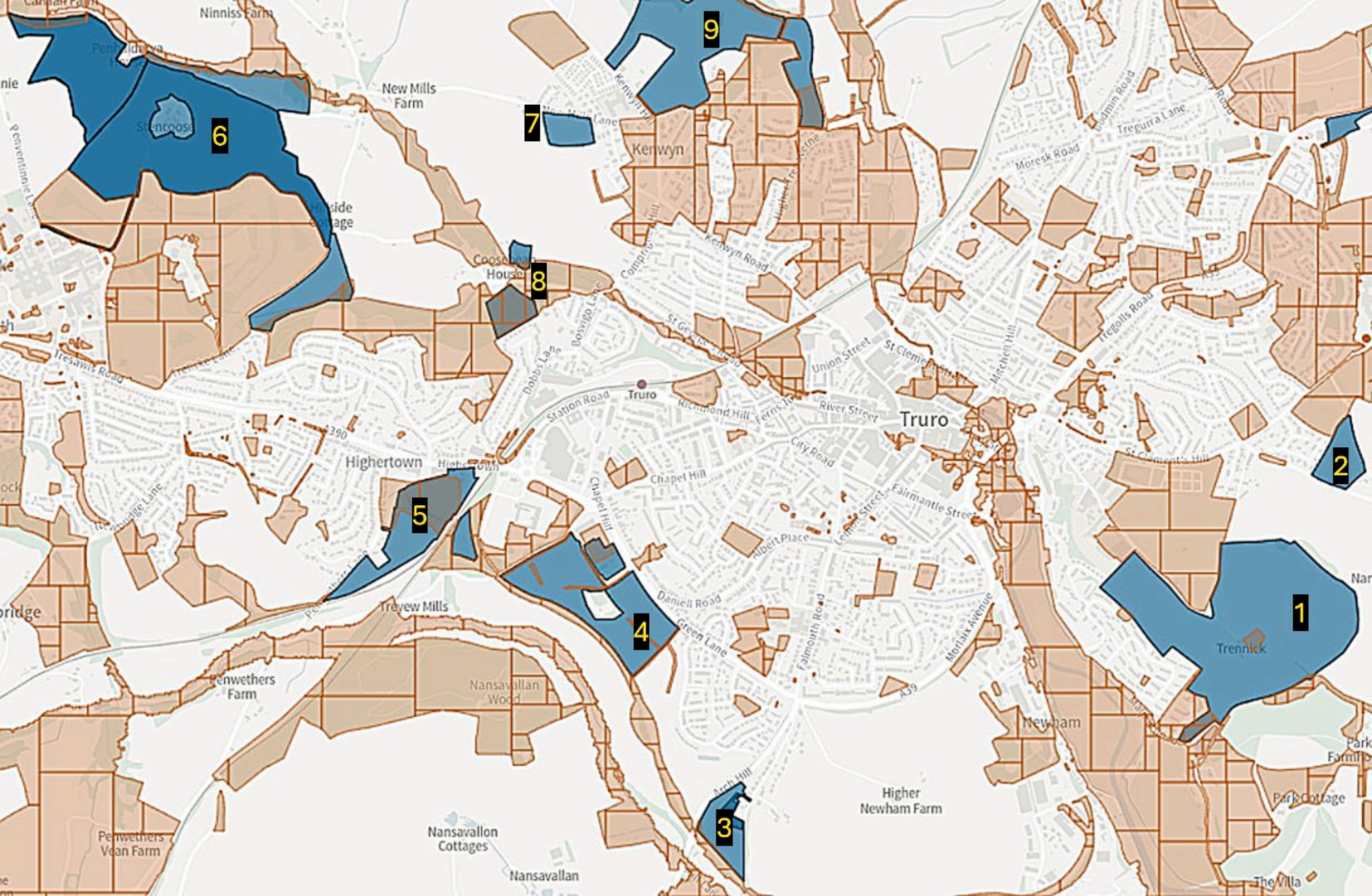
Your input to this important first stage of evidence gathering is important to help us get ready for a new Local Plan. It will also help us to understand your area in greater detail.

We are asking for your comments by **19th March 2025** – this will allow your comments to be included in an update to the Growth Board on 27th March 2025.

The information that we are seeking from you is just a first step of gathering evidence about your area. There will be further formal stages of engagement and consideration before sites get close to being allocated or taken forward in a new Local Plan.

However, it is really important to note that the call for sites process is simply about information gathering – it does not prevent anyone putting forward sites directly for a planning application now or at any time, irrespective of the steps within the call for sites process. Indeed, recent changes to the National Planning Policy Framework may make that more likely. It still remains important for us to understand the potential stock of sites to create the evidence base for our new Local Plan. It is also important to note that people can withdraw sites at any time, or indeed submit further sites. The point of the process at present has been to try to give some particular focus to understand the scope and scale of what is out there – it is not a fixed window.

Our draft [Interim Policy Position Statement](#) explains which policies we will place particular emphasis on to give clarity to case officers, elected members, parishes and applicants alike.



Ninniss Farm

New Mills Farm

6

7

9

Kerwyn

Moresk Road

Tregurra Lane

Coose House

8

Kenwyn Road

Moresk Road

Tregurra Lane

Iresawis Road

Station Road

Truro

Truro

Highertown

5

4

2

bridge

Treyew Mills

Daniell Road

Trewnick

1

Penwethers Farm

Nansavallon Wood

Daniell Road

Higher Newham Farm

Newham

Park Farm

Park Cottage

The Villa

Penwethers Vean Farm

Nansavallon Cottages

Nansavallon

3