

TRURO CITY COUNCIL



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

MEETING OF THE PLANNING AND LICENSING COMMITTEE HELD 02 OCTOBER 2025 AT 1900 IN COMMITTEE ROOM (FIRST FLOOR), MUNICIPAL BUILDINGS, BOSCAWEN STREET, TRURO, TR1 2NE

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

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

APOLOGIES: Councillors Nolan [Personal].

1 COUNCILLORS IN ATTENDANCE AND APOLOGIES

The apologies were **noted**.

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2 DECLARATIONS OF INTEREST

There were no declarations of interest made.

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3 MINUTES

a The minutes of the Planning & Licensing Committee meeting held on 11 September 2025 were considered for accuracy. It was proposed by Councillor Swain, seconded by Councillor Claxton, and **RESOLVED** that they be considered a correct record and signed.

P/25/782

b The minutes of the TCAAC meeting held 30 September 2025 were **noted**.

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4 PLANNING CONSULTATION

b.i Mounthford House Care Home Cyril Road Truro TR1 3TB (PA24/06436)

Prior to the meeting a representative spoke to Councillors and the public about the scheme. At this point in the meeting the member of the public that had registered to speak in objection did so, he raised concerns of the size and massing, impacts on privacy and light as well as potential issues as a result of parking.

All members acknowledged the great need for care facilities in Truro and Cornwall, but had some concerns namely;

The parking provisions, it was felt although policy complaint would not be adequate for staff (including nurses, cooks, caretakers, and visiting staff such as consultants) and visitors who were likely to be less able to cycle themselves all made worse by a poor bus service at certain times.

The height of the building as a result of achieving a viable capacity whilst also meeting biodiversity net gain requirements.

Location of hydrant for emergency services.

CHAIRMAN'S INITIALS

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Potential noise disturbance from the air source heat pump.

A Councillor suggested that assurances be sought where the employer encourages staff to use sustainable transportation methods as a way of mitigating any issues that may arise from parking. It was expanded that this may include additional covered secure cycle storage and a cycle to work scheme.

Councillor Webb was permitted to speak by the committee and reminded members that planning now was decided on balance between harm and benefit of material considerations.

[Councillor Carlyon entered the meeting at 19:27.]

It was proposed by Councillor Tann, seconded by Councillor Collins and **RESOLVED** to support the application and ask the case officer to consider conditions with the approval to reassure residents. These being;

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1. Specification of the air source heat pump to be approved by the case officer specifically noise details.
2. Dedicate some parking spaces for visitors only, so that staff do not park in all spaces and cause visitors to congest Cyril Road.
3. Look at the sustainable travel plan with a view to increasing the secure and covered cycle store as well as introduce a scheme of assistance with cycle purchase.
4. Have a construction plan that minimises disturbance to neighbours.

The committee would also like to note the applicant's commitment to make good Cyril Road on completion of the development.

a En bloc applications.

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|--|------------|
| i. 1 Trewinnard Grove Truro Cornwall TR1 3RQ
Moved for individual discussion. | PA25/06570 |
| ii. 20 Woodland Court Truro Cornwall TR1 1XT
Support. | PA25/06496 |
| iii. 5 Barton Meadow Kenwyn Truro Cornwall TR1 3NJ
Support. | PA25/06826 |
| iv. 15 Chellew Road Truro Cornwall TR1 1LR
Support. | PA25/06840 |
| v. Garage Block West Of Clifden Gate School Lane Truro TR1 2HT
Support. | PA25/06438 |
| vi. 3 Upper Lemon Villas Lemon Street Truro Cornwall TR1 2PD
Support. | PA25/06186 |
| vii. 2 Sisters Steps Corte Spry Truro Cornwall TR1 2GL
Support. | PA25/06565 |
| viii. 15 St Georges Road Truro Cornwall TR1 3JE
Support. | PA25/06725 |
| ix. Land West Of 1 Chellew Road Chellew Road Truro TR1 1LR
Support. | PA25/06839 |
| x. 40 Lemon Street Truro TR1 2NS | PA25/06290 |

Moved for individual discussion.

xi. 40 Lemon Street Truro TR1 2NS PA25/06291
 Moved for individual discussion.

xii. 106 Kenwyn Street Truro Cornwall TR1 3BX PA25/06485
 Moved for individual discussion.

xiii. 106 Kenwyn Street Truro Cornwall TR1 3BX PA25/06479
 Moved for individual discussion.

xiv. Naturally Learning Limited Boslowen 17 Treyew Road TR1 2BY PA25/06786
 Support.

It was proposed by Councillor Wetherill, seconded by Councillor Tucker, and **RESOLVED** that Truro City Council submit the Chairmans' recommendations in response to consultations for the above applications with the exception of 'i.PA25/06570', 'x.PA25/06290', 'xi.PA25/06291', 'xii.PA25/06485', and 'xiii.PA25/06479' having been moved for individual discussion. **P/25/785**

b Applications considered individually.

ii Land North Of The A390 Threemilestone Truro (PA25/05860)
 It was proposed by Councillor Wells, seconded by Councillor Claxton and **RESOLVED** to support in principle and request that the Devon & Cornwall Police Architectural Liaison Officers advice be adhered to. **P/25/786**

iii Land North Of A390 Threemilestone Cornwall (PA25/05845)
 It was proposed by Councillor Tann, seconded by Councillor Claxton and **RESOLVED** to support the application asking that at the green space cycle parking is more formal and secure, and there is an adequate provision of public litter and dog foul bins. **P/25/787**

iv Brunel Court Truro Cornwall (PA25/06602)
 It was proposed by Councillor Swain, seconded by Councillor Tann and **RESOLVED** to support the application. **P/25/788**

v Land Rear Of Richmond Terrace Richmond Terrace Truro Cornwall (PA25/06788)
 It was proposed by Councillor Tucker, seconded by Councillor Tann and **RESOLVED** to support the application. **P/25/789**

a.xii 106 Kenwyn Street Truro Cornwall TR1 3BX (PA25/06485)
 This application was considered alongside its partner application 'PA25/06479'. **P/25/790**

a.xiii 106 Kenwyn Street Truro Cornwall TR1 3BX (PA25/06479)
 It was proposed by Councillor Tann, seconded by Councillor Swain and **RESOLVED** to support the application subject to the comments of the TCAAC being taken into consideration; primarily that the materials be amended to painted timber and to request the property street number be included. **P/25/791**

a.x 40 Lemon Street Truro TR1 2NS (PA25/06290)
 This application was considered alongside its partner application 'PA25/06291'. **P/25/792**

a.xi 40 Lemon Street Truro TR1 2NS (PA25/06291)
 It was proposed by Councillor Tann, seconded by Councillor Swain and **RESOLVED** to support the application subject to the comments of the TCAAC being taken into consideration, these being the replacement of the whole wall to the front with fleur-de-lys topped railings, an inclusion of covered secure **P/25/793**

CHAIRMAN'S INITIALS

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cycle storage in the parking area, and the rear door changed to be of wooden construction.

a.i 1 Trewinnard Grove Truro Cornwall TR1 3RQ (PA25/06570)

Members noted proposed works were to a tree not established at the time the TPO was placed on the area.

It was proposed by Councillor Swain, seconded by Councillor Tann and **RESOLVED** to make no comment.

P/25/794

5 LICENSING

a Three Rivers Café, 8 Quay Street Truro TR1 2HD

It was proposed by Councillor Wetherill, seconded by Councillor Tann and **RESOLVED** to recommend grant of the licence.

P/25/795

6 URGENT APPLICATIONS

a PA25/05662 - Unit 1, Pydar Street, Truro - 5 DAY PROTOCOL

The committee was disappointed with the case officer's recommendation to approve the application where the Council had commented on the harm that will be done to the Conservation Area and Listed Buildings in the vicinity if allowed as currently proposed. In addition to this, members recalled similar cases in the past that failed at appeal. Historic Environment Planning's initial comments were also considered by members citing the need for painted timber to protect the Conservation Area.

It was proposed by Councillor Swain, seconded by Councillor Carlyon and **RESOLVED** to request this be taken the Local Planning Authorities Committee for determination, refuting that harm done to the conservation area is any lessened by permitting inappropriate materials on non-listed buildings in contrast to policy C1, C3, and C5 of the TKNDP, policy 24 of the Cornwall Local Plan, and section 16 of the NPPF.

P/25/796

b PA25/04475 - H Samuels, Truro - 5 DAY PROTOCOL

It was proposed by Councillor Tann, seconded by Councillor Swain and **RESOLVED** to agree with the case officers recommendation seeking assurance the clock will be working and either the original or a replica of the original clock's style and appearance.

P/25/797

7 CORRESPONDENCE

i The letter dated 11.09.25 regarding a planning appeal at 1 Landerslee Drive was noted.

P/25/798

ii The email dated 26.09.25 from CALC re. planning training course opportunities for Planning Committee members was noted.

P/25/799

8 DELEGATION OF POWER

None.

P/25/800

9 DECISIONS

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

P/25/801

10 TRURO TRANSPORT STRATEGY WORKING GROUP

It was agreed to include on the next agenda an item to review the terms of reference for the Neighbourhood Plan Steering Group.

P/25/802

CHAIRMAN'S
INITIALS

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11 CHAIRMANS REPORT

None.

P/25/803

12 DATE OF NEXT MEETING

The date of the next meeting is 23 October 2025.

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The meeting closed at 2042.



Chairman

CHAIRMAN'S
INITIALS

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CHAIRMAN'S
INITIALS

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