

TRURO CITY COUNCIL



CITY OF TRURO

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MEETING OF THE PLANNING AND LICENSING COMMITTEE HELD 30th JANUARY 2025 AT 1900

PRESENT: Councillors Wetherill (Vice-Chairman), Swain (Mayor), Rabey (Deputy Mayor), Nolan, Mrs Nolan, Unwin and Webb.

ALSO IN ATTENDANCE: Councillor Rich and Esther Grieg (Deputy Town Clerk)

APOLOGIES: Councillors Pascoe (Chairman), Griffiths.

1 COUNCILLORS IN ATTENDANCE AND APOLOGIES

The apologies were **noted**.

P/24/1135

It was proposed by Councillor Swain, seconded by Councillor Wetherill and **RESOLVED** that Councillor Rich be permitted to speak during the meeting.

P/24/1136

2 DECLARATIONS OF INTEREST

None.

P/24/1137

3 MINUTES

a The minutes of the Planning & Licensing Committee meeting held on 09th January 2025 were considered for accuracy. It was proposed by Councillor Swain, seconded by Councillor Webb, and **RESOLVED** that they were considered a true and correct record and signed. P/24/1138

b The minutes of the TCAAC meeting held 28th January 2025 were **noted**. **P/24/1139**

4 PLANNING CONSULTATION

P/24/1140

Schedule 2

P/24/1141

a **Land Southeast Of Truro Cattle Market Newquay Road Truro Cornwall TR1 1RJ (PA24/09104)**

It was proposed by Councillor Nolan, seconded by Councillor Mrs Nolan, and **RESOLVED** that Standing Orders be suspended to allow Nicky Mannel and Travis Mason to speak. **P/24/1142**

It was proposed by Councillor Swain, seconded by Councillor Wetherill, and **RESOLVED** that Standing Orders be reinstated. **P/24/1143**

The Cornwall Councillor for Tregolls, in which this application is sited, started discussions noting the current housing crisis Cornwall faces and the need to provide for young people with low support requirements. Similar schemes were referred to that worked well and some that had troubles. The social rent and robust policy to ensure that tenants were behaved was commended. The member was in support of the principal but critical of the lack of consultation with himself and the local community thus far, advocating that this not be rushed through to meet

spending deadlines but be looked at to ensure it is in the right place and confidence given.

The other Cornwall Councillor in attendance said of the two pod schemes in his ward, that despite being well managed problems do arise though these are dealt with satisfactorily. Comments from residents of these were that the cramped circle layout resulted in little privacy. The problem of lack of community consultation was raised again as a focal issue.

The rest of the committee agreed with the demand for this type of support scheme but felt that the site was being overdeveloped, lacked parking and the design meant the gardens for each pod would be in the shade on the north sides.

It was noted that the suggested alternative parking, the park and ride, is closed at weekends and evenings, adding unnecessary pressure to on-street parking in the adjacent estate. Contrary to policy 12 of the Cornwall Local Plan the units will overlook each other leading to loss of privacy.

It was proposed by Councillor Webb, seconded by Councillor Swain and **RESOLVED** that Truro City Council recommended refusal of the application on the following grounds; insufficient public consultation, overdevelopment of the site, no onsite parking for contract staff and other visitors with the subsequent adverse impact on neighbouring streets. Due to the nature of the proposed scheme Truro City Council expect the application to be subject to full community consultation before it could support it.

P/24/1144

[Councillor Rich left the meeting at 1940.]

b TCFC Commercial Ltd Truro City AFC Football Ground Treyew Road Truro Cornwall TR1 2TH (PA24/03640)

Laura Grimason, agent for the applicant, spoke to this application.

Members having had a presentation on the changes to the development prior to the meeting thought that this was better use of the site than the previous consented retail scheme as it would fulfill demand for retirement and care accommodation. The committee wanted to encourage trees as protection on the hilltop from being windswept as well as masking the rear view of the buildings. It also notes there will be an impact on the skyline.

It was noted that the adjacent bus stops provided limited options for bus travel particularly into the town.

It was proposed by Councillor Webb, seconded by Councillor Unwin and **RESOLVED** that Truro City Council support the application as is. Members would however like the applicant to think about the use of trees to mask the rear of the buildings and an anti-reflective coating on the outside of the windows to mitigate reflection of light into the neighbouring properties.

P/24/1145

[Esther Greig (Deputy Town Clerk) left the meeting at 1956.]

c 66 St Clements Close Truro Cornwall TR1 1PA (PA24/08876)

Similar conversions on this road were identified by members in addition to previous refusals for similar schemes at the property. These were for standalone accommodation whereas this was proposed to be supplementary living space to the main dwelling. The committee noted a loss of parking and read the plans as implying a self-contained annex.

It was proposed by Councillor Swain, seconded by Councillor Nolan and **RESOLVED** that Truro City Council support the application subject to the condition this is for ancillary use only and may not be sublet or sold separately to the principal dwelling.

P/24/1146

d St Georges Vicarage St Georges Road Truro Cornwall TR1 3NR (PA25/00260)

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

P/24/1147

e Land To Rear Of 130 Moresk Road Truro Cornwall TR1 1BL (PA25/00426)

Members recalled a prior proposal in a different form on the site. Concerns raised of this application were predominantly the overdevelopment of the plot, the impact of congestion on the narrow access road and overlooking from the front. It was also raised that there had been a neighbouring similar development on a much larger site, approval of this would have the potential to encourage future developments along the road and drastically alter the street scene.

It was proposed by Councillor Wetherill, seconded by Councillor Rabey and **RESOLVED** that Truro City Council object to this application on the grounds of overdevelopment with inadequate access and the consequential adverse impact on the highway.

P/24/1148

1B.b 13 Ferris Town Truro Cornwall TR1 3JQ (PA25/00055)

The TCAAC views of overdevelopment and cause for street clutter were considered.

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

P/24/1149

Schedule 1A

- a. Calderstone 4 Lodge Drive Truro Cornwall TR1 1TX (PA25/00095)
- b. 11 Tinney Drive Truro Cornwall TR1 1AG (PA25/00291)
- c. 2 Crescent Gardens Truro Cornwall TR13ET (PA25/00230)
- d. 14 Tresawls Avenue Truro Cornwall TR13LA (PA25/00274)
- e. 4 Merrick Avenue Truro Cornwall TR1 1NF (PA25/00351)
- f. 8 Penair View Truro Cornwall TR1 1XR (PA25/00406)
- g. The Stables Kenwyn Church Rd Kenwyn Truro Cornwall TR13DR (PA25/00443)

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

P/24/1150

b Schedule 1B

- a. St Pauls Church Agar Road Truro Cornwall TR1 1JU (PA25/00128)
- b. 13 Ferris Town Truro Cornwall TR1 3JQ (PA25/00055)
- c. Bosvigo Road Car Park Bosvigo Road Truro Cornwall TR1 3DD (PA24/09841)
- d. 15 Frances Street Truro Cornwall TR1 3DN (PA24/09574)

- e. 4 Upper Lemon Villas Lemon Street Truro Cornwall TR1 2PD (PA25/00194)
- f. Eldon House The Avenue Truro Cornwall TR1 1HR (PA25/00446)

It was proposed by Councillor Wetherill, seconded by Councillor Swain, and **RESOLVED** that Truro City Council support the applications within schedule 1B with the exception of b. PA25/00055 having been determined under schedule 2. **P/24/1151**

- 5 LICENSING**
None. P/24/1152
- 6 URGENT APPLICATIONS**
None. P/24/1153
- 7 CORRESPONDENCE**
None. P/24/1154
- 8 DELEGATION OF POWER**
None. P/24/1155
- 9 DECISIONS**
The decisions by Cornwall Council since the last meeting of the planning committee were **noted**. P/24/1156
- 10 TRURO TRANSPORT STRATEGY WORKING GROUP**
Nothing to report. The Town Clerk was to be asked for an update. P/24/1157
- 11 NATIONAL PLANNING POLICY FRAMEWORK**
The divisional member Boscawen and Redannick introduced Cornwall Councils recommendation to write Neighbourhood Priority Statements (NPS). He proposed that Rob Lacey (Cornwall Councils Head of Planning Policy) come to talk to the committee about the NPPF and that Cornwall Council's advice is sought on whether a NPS should be produced so that Truro City Council can feed into the Cornwall Local Plan. The 'Call for Sites' was also introduced.

It was agreed that responses to Cornwall Councils consultation on its Interim Policy Statement be collated ahead of the next meeting for submission after approval. P/24/1158
- 12 CHAIRMANS REPORT**
Nothing to report. P/24/1159
- 13 DATE OF NEXT MEETING**
The date of the next meeting is 20th February 2025. P/24/1160

The meeting closed at 2028.

Chairman