



CITY OF TRURO

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1<sup>st</sup> November 2024

To: The Mayor (Councillor Mrs C Swain), Deputy Mayor (Councillor S Rabey), Chairman (Councillor Pascoe), Vice-Chairman (Councillor Wetherill) and Councillors Mrs Carlyon, Griffiths, Green, Hall, Nolan, Mrs Nolan, Unwin, & Webb.

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 07 NOVEMBER 2024** at **7.00pm** for the transaction of the under mentioned business:

*Members of the public have the right to speak at meetings of Truro City Council's Planning & Licensing Committee during consideration of planning applications, under the following conditions: Registration to speak must be made in writing, complete with your full name and contact details, either via email to info@truro.gov.uk or letter to the Municipal Buildings, no later than 5pm on the Tuesday before the Thursday meeting.*

## A G E N D A

1. **COUNCILLORS IN ATTENDANCE AND APOLOGIES**
2. **DECLARATIONS OF INTEREST**
3. **MINUTES** (Appendix A, TCAAC minutes to follow)
  - a. To **resolve** to approve the minutes of the Planning Committee meeting held on 17 October 2024.
  - b. To receive and **note** the minutes of the TCAAC meeting held 07 November 2024.
4. **PLANNING CONSULTATION**  
To consider and **resolve** on plans submitted in accordance with planning consultation procedure: For schedule 1A & 1b the chairman's proposals are to be voted for 'en bloc', except for individual applications a Councillor may request to consider in greater detail at this meeting.
  - a. Schedule 1A – Proposal 'en bloc'.
    - i. [PA24/07758](#) | Proposed two storey side extension and formation of rear and front porch coverings. | 10 Lodge Drive Truro Cornwall TR1 1TX
    - ii. [PA24/08022](#) | Works to trees subject to a Tree Preservation Order - T1 Copper Beech, remove due to Meripilus giganteus in roots and stem base. Replace with Ginkgo biloba | 1 Kenwyn Gardens Truro Cornwall TR1 3FY
    - iii. [PA24/08021](#) | Works to trees subject to a Tree Preservation Order - T1 Semi-mature/mature Oak, crown reduction, T2 hedge, section of young trees which run along the boundary of the garden creating a hedge. These trees could be younger than the TPO date of 1988 | 8 Bishop Temple Road Truro Cornwall TR1 1YP
    - iv. [PA24/07964](#) | Works to trees subject to a Tree Preservation Order (TPO), works include Sycamore (Acer pseudoplatanus) growing in land owned by property developer Maybrook. Tree is land locked by houses so access has been granted through 13 Kenwyn gardens. Tree is protruding through into garden and has outgrown its

- b. Schedule 1B – Conservation Area and Listed Building application proposals 'en bloc'.
  - i. [PA24/07790](#) | Works to trees in a conservation area (CA), works include felling of T1 as apposed to pollarding with replacement of tree for native species (Sessile Oak or Lime) and removal of T2 (overgrown Monterey Cypress hedge) with replacement of new hedge row. T3 Cherry Reduce crown | St Georges Vicarage St Georges Road Truro Cornwall TR1 3NR
  - ii. [PA24/07161](#) | Listed Building Consent for:- Regularisation of single storey conservatory at lower ground floor level undertaken prior to 1995 | 17 Falmouth Road Truro Cornwall TR1 2BL
- c. Schedule 2 – Applications to be considered individually at this meeting.
  - i. [PA24/06436](#) | Redevelopment of the site to provide a new care home (C2), parking and landscaped gardens. | Mountford House Care Home Cyril Road Truro TR1 3TB
  - ii. [PA24/07726](#) | Two-storey extension to the northern elevation; a single-storey extension to the eastern elevation; replacement of existing converted garage to the western elevation; and the installation of Solar PV panels on the existing east and west facing roof slopes. | 32 Penwerris Road Truro Cornwall TR1 3QT
  - iii. [PA24/07766](#) | Repair and replacement of roof structures and finishes. Window replacement. General building maintenance and repairs | 15 St Nicholas Street Truro Cornwall TR1 2RW
  - iv. [PA24/06849](#) | Conversion of redundant stone building to dwelling house, extension, construction of domestic garage and associated works | Land & Building South Of New Mills Land, Kenwyn Truro TR1 3EZ
  - v. [PA24/07930](#) | Advertisement consent for Retention of one temporary non-illuminated stand-alone signage for a period of 12 months | Land SW Of Little Tregurra Newquay Road Buckshead Truro Cornwall TR1 1TQ

5. **LICENSING** (Appendix B)

LI24\_006604 | Yummy Cookies Ltd, street trading renewal application.

6. **URGENT APPLICATIONS**

Discuss and resolve any planning applications that have been received after publication of the agenda and that cannot, due to time constraints, be dealt with at a future meeting of this committee.

7. **CORRESPONDENCE** (Appendix C)

- a. Letter and associated documents re: the closed church building of Truro, St Paul.
- b. PA24/05886 Cooper Signs Proposed change of use to C3 and associated internal works to form four residential apartments.

8. **DELEGATION OF POWER**

To **note** the decisions made under delegated powers.

*Standing Order 17. b Matters of Urgency*

*When decisions of an urgent nature have to be made between meetings of Committees, the Town Clerk shall be given delegated powers to act in consultation with the appropriate Chairman or Vice Chairman and Mayor or Deputy Mayor, the decision to be reported back to the next Committee meeting.*

9. **DECISIONS** (Appendix D)

10. **TRURO TRANSPORT STRATEGY WORKING GROUP**  
Standing item for discussion / update.
11. To **resolve** to write to Persimmon Homes regarding the signage on Truro City Council land.
12. **CHAIRMAN'S REPORT**
13. **DATE OF NEXT MEETING**  
Thursday 28<sup>th</sup> November 2024

A handwritten signature in black ink, appearing to read 'D Rodda', written in a cursive style.

David Rodda MBE  
**Town Clerk**



It was proposed by Councillor Wetherill, seconded by Councillor Swain, and **RESOLVED** that Truro City Council support en bloc applications:

P/24/697

- viii. PA24/07557 15 Belvedere Truro Cornwall TR1 1UU
- ix. PA24/06964 31 Tinney Drive Truro Cornwall TR1 1AT
- x. PA24/07560 The Mallows Kenwyn Church Road Kenwyn Truro Cornwall TR1 3DR
- xii. PA24/07683 4 Prospect Gardens Truro Cornwall TR1 1BH
- xiii. PA24/07793 141 Bodmin Road Truro Cornwall TR1 1RA

#### b. Schedule 1B

The TCAAC recommendations for the September meeting cycle were as follows:

- i. PA24/06815 Approval - no objections.
- ii. PA24/07441 Deferral - with request to see again.
- iii. PA24/05231 Approval - welcomed positively.
- iv. PA24/07286 Refusal - not acceptable in its current form.
- v. PA24/07270 Approval - no objections.

Further to comment on this schedule prior to publication of the agenda and at the meeting having heard the comments of the TCAAC it was proposed by Councillor Wetherill, seconded by Councillor Mrs Nolan, and **RESOLVED** that Truro City Council support:

P/24/698

- i. PA24/06815 7 Frances Street Truro Cornwall TR1 3DN.

#### 8 DELEGATION OF POWER

##### a PA24/03146 31 And 32 St Austell Street, Truro, Cornwall, TR1 1SE

Agree with planning officer. **Noted.**

P/24/699

##### b PA24/03761 25 Dudman Road, Truro, Cornwall, TR1 3PR

Agree with planning officer. **Noted.**

P/24/700

##### c PA24/06043 8 Treseders Gardens, Truro, Cornwall, TR1 1TR

It was proposed by Councillor Swain, seconded by Councillor Webb, and **RESOLVED** that Truro City Council agree with the planning officer.

P/24/701

##### d PA24/05833 & PA24/05834 The Thomas Daniell, Infirmary Hill, Truro, Cornwall, TR1 2JA

Members briefly discussed the planning officers reasoning and noted the sites location within an exceptional grouping of listed buildings. They felt that the final proposal was a pragmatic solution.

It was proposed by Councillor Wetherill, seconded by Councillor Webb, and **RESOLVED** that Truro City Council agree with the planning officer. [Councillors Mrs Carlyon, Rabey, and Swain asked that their vote against this motion be recorded.]

P/24/702

#### 4. C Schedule 2

P/24/703

##### a. xv Land Off Higher Besore Road Gloweth Truro Cornwall (PA24/07516)

The vice-chairman introduced the application reminding members that the City Council had previously objected due to the lack of EV charging spaces and vernacular design. The changes proposed were welcomed by the committee.

It was proposed by Councillor Webb, seconded by Councillor Swain, and **RESOLVED** that Truro City Council support the application requesting that there is an attempt to use local wood as the cladding material and ensure that covered and secured cycle parking is provided.

P/24/704

**c. i The Market Inn Back Quay Truro Cornwall TR1 2LL (PA24/05231)**

Members believed this rendition well produced and attractive.

It was proposed by Councillor Webb, seconded by Councillor Swain, and **RESOLVED** that Truro City Council support the application and record thanks to the applicant for moving a long way to what is expected within the conservation area.

P/24/705

**c. ii 26 Carclew Street Truro Cornwall TR1 2DZ (PA24/07286)**

A councillor had requested to discuss this on the basis that the proposal was a slight tweak to a previously objected to scheme. Notably the concerns were, the dank patio space resulting from the wall to screen the development from the existing dwelling on site, the outlook of this screen from the existing house, overdevelopment, its only access being the covered alleyway with steps enroute - inappropriate for refuse transfer, no rear access, and very little amenity space.

Discussions raised the little change made following previous objections and those raised by the neighbour suspecting holiday let use. Members agreed that this was not ancillary and considered asking the planning officer to condition as ancillary if minded to approve.

It was proposed by Councillor Rabey, seconded by Councillor Swain, and **RESOLVED** that Truro City Council object to the application on the grounds that this is unneighbourly overdevelopment of a garden plot that will result in a poor living space with an inadequate amenity area in addition to increasing the potential for noise disturbance to adjacent properties.

P/24/706

**c. iii 1 The Crescent Truro Cornwall TR1 3ES (PA24/07270)**

The Vice-Chairman read out the TCAAC comments.

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

P/24/707

**a. v Land West Of The Cottage Trelyn Trelander Highway Truro Cornwall TR1 1PE (PA24/06774)**

Initial observations from the committee were that this was a house crammed into scrubland where the retained wall could cause highways issues blocking the view of those using the drive. The multiple ground floor entrances had in effect converted the reception room into a corridor, overall the design is cramped with a confusion over space standards for a two-storey dwelling.

It was proposed by Councillor Swain, seconded by Councillor Nolan, and **RESOLVED** that Truro City Council object to the application as the proposals are overdevelopment of the site, leave a lack of amenity space and has the potential for highways issues.

P/24/708

**a. vi Land West Of Lamorran Old Falmouth Road Truro Cornwall TR1 2HN**

(PA24/07416)

Members thought that each house of the original development had sufficient parking. A suggestion was made that cycle storage be installed to encourage active travel in line with the TKNDP.

It was proposed by Councillor Webb, seconded by Councillor Rabey, and **RESOLVED** that Truro City Council object to the application requesting this parcel of land be returned to a green space as the members suspect it originally was.

**P/24/709**

**a. vii Hangmans Cottage Comprigney Hill Kenwyn Truro Cornwall TR1 3EE**

(PA24/07537)

Members noted that the original cottage look is now lost.

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

**P/24/710**

**a. xi 3 Barton Meadow Kenwyn Truro Cornwall TR1 3NJ (PA24/06730)**

It was commented that currently built on a platform the proposal seeks to burrow into the hillside and install a large balcony, despite this the road frontage would remain of a similar design and not harm the street view.

It was proposed by Councillor Swain, seconded by Councillor Wetherill, and **RESOLVED** that Truro City Council support the application in principle but ask that: overlooking to the neighbour's gardens, practicality of bin and bike store down steps, and the safety/appropriateness of access to Bosvigo lane be addressed.

**P/24/711**

**a. xiv Land To The Rear Of 22 Gregor Road Truro Cornwall (PA24/07753)**

This was cited to be for works to Truro City Council trees and considered good tree husbandry and safety measures where the dead tree removal is concerned; a new tree to replace this in a more suitable location was suggested.

It was proposed by Councillor Swain, seconded by Councillor Webb, and **RESOLVED** that Truro City Council support the application whilst requesting that the dead tree be replaced with one in a more suitable location.

**P/24/712**

**b. ii Lotus Gate The Avenue Truro Cornwall TR1 1HR (PA24/07441)**

A member made the committee aware of previous works to crown thin the tree in 2014 and 2018. No reason could be ascertained for the pollarding.

It was proposed by Councillor Webb, seconded by Councillor Rabey, and **RESOLVED** that Truro City Council object to the works, considering the healthy lime tree not yet requiring them.

**P/24/713**

**5 LICENSING**

**P/24/714**

**a. LI24\_006080 YFC Truro, 8 Calenick Street, Truro, TR1 2SF**

The proposed closing time was considered too late; members also couldn't identify the demand for the service at this time.

- It was proposed by Councillor Swain, seconded by Councillor Webb, and **RESOLVED** that Truro City Council ask for the hours of the license times be restricted so that it is consistent with other establishments in the area. **P/24/715**
- b. LI24\_005822 Petty Fours Restaurant, 5 Old Bridge Street, Truro, TR1 2AQ**  
It was proposed by Councillor Webb, seconded by Councillor Wetherill, and **RESOLVED** that Truro City Council support the grant of this license. **P/24/716**
- c. LI24\_005607 New Mantra, Studio F12B Old Bakery Studios, Blewetts Wharf, Malpas Road, Truro, TR1 1QH**  
It was proposed by Councillor Swain, seconded by Councillor Webb, and **RESOLVED** that Truro City Council don't understand the business' operations enough to give comment on the application. **P/24/717**
- 6 URGENT APPLICATIONS**  
None. **P/24/718**
- 7 CORRESPONDENCE** **P/24/719**
- a. PA23/09678 - Appeal Notice - 14 St Marys Street and 21 Old Bridge Street Truro Cornwall TR1 2AF**  
**Noted.** **P/24/720**
- 9 DECISIONS**  
**Noted.** **P/24/721**
- 10 TRURO TRANSPORT STRATEGY WORKING GROUP**
- a** It was proposed by Councillor Rabey, seconded by Councillor Swain and **RESOLVED** to approve the terms of reference for the Truro Transport Strategy Working Group. **P/24/722**
- b** None. **P/24/723**
- 11 BUDGET**  
On hearing the estimates provided by the committee clerk for a planning consultant's time members debated the usefulness of the guidance agreeing that £5,000.00 would provide a good contingency.
- It was proposed by Councillor Swain, seconded by Councillor Mrs Carlyon and **recommended** to Full Council that the budget for the Planning and Licensing Committee for the year 2025/26 be £5,000.00. **P/24/724**
- 12 CHAIRMANS REPORT**  
The Vice-Chairman suggested that a trees officer speaking to the committee may be a helpful training session. **P/24/725**
- 13 DATE OF NEXT MEETING**  
The date of the next meeting is 7th November 2024. **P/24/726**

The meeting closed at 2055.

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Chairman

DRAFT

We have received a **renewal application** from **Miss Claire Candy** trading as **Yummy Cookies Ltd** to continue trading at **Pitch 5, Pydar Street, Truro (Existing pitch), outside ProCook and Nationwide Building Society.**

Further details from the application are:-

\*\*\*\*\*GENERAL\*\*\*\*\*

Application to trade from a **'3 metre x 3 metre gazebo'**

Where the vehicle, stall or container will be stored when not in use:- **Gazebo will be packed up and stored at home address**

Proposed Trading months – **April to December 2025**

Proposed trading days of the week – **Saturday plus Christmas late night shopping events – Wednesdays**

Proposed trading times – **09:00 – 17:30 (21:15 on Wednesday late-night shopping events)**

Articles applied for – **Hot and cold food, hot and cold drinks**

The following Council Policy came into force on 1 January 2022:- **"Single use and non-recyclable plastics must not be used by traders."**

Traders are being asked to provide evidence of collection and recycling of their plastic products, this applicant has responded as follows:-

**'No single-use plastic used**

**Recyclable paper bags used for food**

**Recyclable paper cups used for drinks'**

Traders are also being asked to provide details of how they will support Cornwall Council's climate and health commitments, this applicant has confirmed the following:-

**'I offer a discount for those who bring their own reusable mug for hot drinks**

**Ingredients (where possible) purchased from the local area.**

**'Vegetarian and vegan options'**

Applicant has confirmed they have registered as a food business with Cornwall Council. Applicant will obtain £10,000,000 Public Liability Insurance cover.

Application dated: 14 October 2024

Additional information None

When considering the application, this Council will have regard to any comments that have been received as part of the consultation process and will also take into account the street trading conditions and the Council's policy.

Please be aware that in accordance with the EU Services Directive, any refusal by the Council must be justified by an “overriding reason relating to the public interest”. Examples of this are public safety, public health, protection of consumers, combating fraud and protection of the environment. It should be noted that refusing an application on the grounds that there are already enough shops/traders in an area can no longer be used. Legal advice obtained in January 2021 confirms that the Provision of Services Regulations, which were introduced in 2009 and implemented the EUSD into UK law, continue to apply in the context of Licensing including street trading.

**Should you have any comments, please let me know by 6 November 2024. If I do not hear from you by this date, I shall assume you have no objections.**

**With the current situation we are trying to process street trading applications quicker in order to ‘Help Business’ but if you need a longer consultation period, please let me know urgently.**

Should valid objections be received in relation to the application, these will be notified to the applicant and the application may be referred to the Council’s Street Trading Sub-Committee for a decision. The applicant and objectors will be invited to take part in the hearing.

Kind regards

Clare

**Clare James**

**Licensing Officer**

**Public Protection | Cornwall Council**

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[www.cornwall.gov.uk](http://www.cornwall.gov.uk) ‘Onen hag oll’ [www.businessregulatorysupport.co.uk](http://www.businessregulatorysupport.co.uk)



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

Dear Sir or Madam

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

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

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

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

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

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

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

Yours faithfully

A M G Browning

## **MISSION AND PASTORAL MEASURE 2011**

### **Closed church building of Truro St Paul Diocese of Truro**

#### **How representations concerning a draft scheme are considered by the Church Commissioners**

Anyone may make comments, known as representations, either in support or against a draft scheme to the Commissioners in writing or by email. A petition will be given proper consideration, but for administrative purposes it will be classed as a single representation and we will only correspond with the sender of the petition, if known, or otherwise the first signatory.

If we do not receive any representations against the draft scheme the Commissioners will make the scheme, subject to any necessary consents being granted.

If we do receive any representations against the draft scheme we will seek the views of the Bishop about these, and those in favour. If you make a representation we will also share this with other representors and the Commissioners' Mission, Pastoral and Church Property Committee. We will send you a copy of our correspondence with the Bishop and you will be able to comment further if you wish on any points relating to your original representation.

Once all the relevant information has been collated the Mission, Pastoral and Church Property Committee will meet to consider all representations in relation to the draft scheme. In making a representation you should indicate whether you also request the opportunity to speak to the Committee about your representation. Otherwise, if a hearing is not held, the case will be considered in private, and you will be informed accordingly. If the Commissioners' decide to hold a public hearing into the case, you may attend the Committee meeting and you may have an opportunity to speak to your representation. When we acknowledge your representation we will let you know the dates of the Committee's next couple of meetings. We will confirm the actual date, and if a hearing is to be held, nearer the time.

The Mission, Pastoral and Church Property Committee will decide whether the draft scheme should proceed. A full statement of reasons for the Commissioners' decision will be issued to all representors about 10 days after the meeting of the Committee. If they decide that the scheme should proceed, the Commissioners will make the Scheme, subject to the necessary consents being granted, if appropriate.

The scheme would be brought into effect at the appropriate time as it provides.

Please note that the procedures for considering representations only apply where there is at least one objection to the draft scheme. The Committee will not have to consider the case where there are only representations in support of the draft scheme and no outstanding objections. If you write in support of the scheme, we will let you know as soon as possible whether we have also received representations against its provisions that will require consideration by the Committee.



# **Explanatory Report on the Use Seeking Process for the church of St Paul, Tregolls Road, Truro**



Church Commissioners for England  
Church House  
Great Smith Street  
London  
SW1P 3AZ

October 2024

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# 1. Introduction

- 1.1 This Explanatory Report sets out a full account of the process of searching for a suitable alternative use for the church of Truro St Paul, following its closure in 2008. It details the structural condition of the building, the efforts through consultation and marketing to find an alternative use, and summarises the various reports that have been obtained to inform the process. The Church Commissioners and Diocese of Truro have been unable to find a suitable alternative use for the building and have, therefore, concluded that demolition is the only realistic solution.
- 1.2 As part of the process of consideration of demolition the Church Commissioners have consulted widely and been provided with expert reports on the condition of the building.
- 1.3 Much has been written about St Paul's Church and many reports carried out into its structure, repair and possible re-use. This Explanatory Report brings together a comprehensive suite of documents that tell the full story of issues with the structure of the building and consideration of the future of the church building.
- 1.4 A chronology of the building's history, structural failures and associated action is set out in section 2, drawn from the documents listed in Section 12.

## **Highlighted Appended information.**

- 1.5 Some documents are particularly helpful for the drawings, photographs, and material they contain. These have been previously supplied to Historic England and Cornwall Council and are:
  - Council for the Care of Churches Pastoral Measure Report November 2007 – provides a comprehensive description of the building, interior, fixtures & fittings.
  - Feasibility Study by Robert Shaw Architects December 2008.
  - Structural Engineers Report by Alan Baxter Associates April 2012
  - Statement of Significance by Alan Baxter Associates October 2012
  - Inspection and report on Nave and Aisles by Scott and Company January 2017
  - Valuation Report by Vickery Holman June 2017.
  - Structural Engineers' Report by MBA Consulting June 2023
  - Valuation Report by Vickery Holman November 2023
  - Six-monthly Condition Report by Scott & Co December 2023

## 2. A Chronology

2.1 The following chronology includes details of key decisions as well as publication of reports:

Year	Report / event
1845	Construction of nave and south aisles as a chapel of ease in the parish of St Clement.
1864	Separate parish of St Paul created. Becomes parish church
1882-84	Addition of chancel, chancel aisles, transepts and lower tower stages ("the east end") by renowned Victorian architect John Dando Sedding
1889	Addition of north nave aisle and porch by Sedding
1910	Completion of tower by Edmund Sedding
1914	Installation of iron ties in upper stage of tower
1942	Damage to tower by nearby enemy bombing
1952	Tower reinforced
1971	Listed Grade II
1995	Quinquennial report details decay of Polyphant stone
2005	Quinquennial report highlights ongoing decay of Polyphant stone and structural movement of tower. Polyphant stone failing and requiring substantial and expensive repair and replacement.
2005	Ecclesiastical Insurance Group withdraws insurance cover
2006	Parochial Church Council abandons proposed project to renovate crypt rooms to provide enhanced mission and outreach facilities in the lights of the Quinquennial's findings. Leads to PCC making a request to the Diocese to take forward the closure of the church.
2007 - November	Pastoral Measure Report received from CBC
2008 - October	Church declared closed for regular public worship
2008 - December	Diocese receives Feasibility Study report from Robert Shaw Architects exploring the feasibility of various potential uses for the building
2009	Visual Structural Appraisal Report by Green Consulting Ltd, identified significant deterioration of Polyphant since the 2005 Quinquennial Inspection.
2009 - November	Meeting of stakeholders, resulted in further meetings with the Communities Directorate and Economic Development Team of Cornwall Council

2010 - July	Receipt of Council's Scoping Report. This concluded that the Council had no use for the property, nor could it foresee a viable or sustainable alternative use by another party
2011 - March	Meeting with officers of Historic England and the LPA. Agreed that building should be put on the market, informed by a Structural Engineers' Report, costings, a Statement of Significance and an Options Appraisal
2012 - April	Structural Engineers Report (with costings) received from Alan Baxter Associates. Concludes that the structure of the tower and east end is "fatally flawed"
2012 - October	Statement of Significance received from Alan Baxter Associates
2013 - January	Statutory Advisory Committee of Church Buildings Council indicates it would not object to the demolition of the whole building in the absence of a suitable alternative use
2013 - May	Building placed on market with Humberts of Truro
2014 - May	Marketing reviewed. Diocese recommends proceeding with sole offer from a local developer, Andrew Granger, for a mixed community/health/residential proposal involving the loss of the tower and east end
2014 – May until Autumn 2015	Detailed discussions with developer over terms of exclusivity agreement and proposals for development of site
2014 - July	Letter from Victorian Society following meeting with Commissioners. Reluctantly accepts there is little option than to accept demolition of the tower and east end.
2015 - April	Commissioners' Church Buildings (Uses and Disposals) Committee (CBUDC) agrees to preparation of a draft Scheme providing for demolition of the tower and east end and retention of the remainder for community, health and residential purposes to enable the proposal from Mr Granger
2015 - August	Developer commissions reports to assess viability of retaining parts of the structure in a development from structural engineers, Lockyer Associates, and Scott and Company. Both concluded that retention of the tower and east end was not a viable or practical option, nor was the retention of the remainder of the building. Granger proposal not able to proceed on the agreed basis.
2016 - January	Site meeting with Historic England and local planning authority to inform pre-application advice process
2016 - February	Formal pre-app advice received from HE and LPA. Conclude in brief that case for demolition not made. CBUDC agrees to preparation and issue of a draft Scheme for the demolition of the whole building provided that opposition of HE and LPA is withdrawn

2016 - May	Commissioners meet with HE. Response from HE in July with acceptance that demolition of tower and east end as a result of the decay in the Polyphant means they would not insist on further monitoring of structural movement
2016 - October	Meeting with LPA. Response in December that not satisfied that case for total demolition had been made on the basis of information provided. Requested options appraisal to explore retention of 1845 structure and a structural appraisal of that part
2017 - January	Inspection and Condition report on the Nave and Aisles by Scott and Company. Receipt of updated costs for demolition options
2017 - May	Vickery Holman instructed to carry out a Valuation report on options for the future use and development of the building and site
2017 - October	Completed Valuation report (dated June 2017) received
2017 – December	Expression of interest by Truro School not sustained
2018 – February	Meeting with HE with latest reports
2018 - May	Formal Response from Historic England following meeting
2018 – July/Aug	Invitations to agents for Marketing campaign Expression of interest from J Ashton Beer
2018 – October	Agent selected – Lilicrap Chilcott
2019 – February	Building re-marketed
2019 – May	Agent reports on marketing. Three offers received, all omitting parts of requested information. All given further time to consult with HE and work up proposal.  Diocese agrees installation of ties for structural monitoring. However, due to mix-up installation was not done until December.
2019 - July	Two offers sustained. Preferred bidder chosen.
2019 – October	Meeting with preferred bidder, agreed possible option agreement whilst he undertakes monitoring and research on polyphant stone. Proposed a residential conversion of building.
2019 – November	Preferred bidder withdraws as unable to get insurance to undertake monitoring works.
2020 – January	Under-bidder fails to provide requested information. No remaining interest left from marketing
2020 – February	Update meeting with Diocese and Cornwall Council. Council advised procurement/collation of more up to date figures and reports and for Church to put together a planning application for residential conversion for pre-app advice and to inform a further round of marketing. Residential most sustainable option.
2020 – June	Expression of interest in residential conversion by Barley Manor Heritage not sustained.

2020 – August	<p>Expression of interest in potential use as museum and gallery/exhibition space not sustained.</p> <p>Diocese confirms that sees no purpose in further marketing or attempts to find an alternative use, e.g. by pursuing own planning application</p> <p>Further expressions of interest through Church of England website made but not sustained. Main interest in residential conversion</p>
2021 – February	Diocese re-states position
2021 – August	Approach to Historic England
2021 – September	Expression of interest from J Fernandez for self storage use
2022 - February	First set of tell-tale readings
2022 – September	Programme of pigeon clearance works completed
2022 – October	Readings sent to HE. Response that analysis by engineer needed.
2023 – June	Structural Report from MBA Consulting on tell-tale readings
2023 – September	Unsustained expression of interest from Justin Palmer/Jo Clarke
2023 – November	Updated valuation report from Vickery Holman
2024 – February	<p>Quotes sought for works recommended by MBA, being propping of window arch in tower and contingency plan for shoring of east end.</p> <p>Diocesan CUC re-confirms view that no further prospect of use-seeking and should proceed with demolition</p>
2024 – March	Quotes received for scaffold sheeting works
2024 – April	<p>Meeting with HE to update on intentions</p> <p>Commissioners' Mission, Pastoral and Church Property Committee agree to publication of demolition scheme.</p>

### 3. The Current Proposal

- 3.1 The Commissioners and Diocese of Truro consider that, after 15 years of searching for an alternative use for this church, there is no realistic prospect of finding one and that demolition (see section 3 below) is the only remaining solution. The Commissioners therefore propose to publish a draft Pastoral (Church Buildings Disposal) Scheme providing for the Truro Diocesan Board of Finance to demolish St Paul's and dispose of the materials of demolition, and for the site of the demolished building to be disposed of. It is intended that in the event of the Scheme being made, the church will be demolished and the site sold for appropriate redevelopment.
- 3.2 The contents of the building (including any surviving stained glass windows) would be relocated in accordance with the directions of the Bishop of Truro.
- 3.3 As the Mission and Pastoral Measure requires demolition to be undertaken whilst the building remains in Church ownership, in the event of a Scheme being made the Diocese will either demolish the church in advance of marketing the site or enter into a conditional contract for disposal of the church building site with a developer. Such a contract will make provision for the developer to carry out the demolition of the building prior to completion of the sale as the first part of a redevelopment programme. The redevelopment proposals will be subject to the grant of planning permission as set out in section 11 of this Explanatory Report.



Aerial view

## 4. The Statutory Process

- 4.1 The closure and subsequent demolition of a church is governed by the Mission and Pastoral Measure 2011. Under current legislation the demolition of a Church of England church building that is closed for regular public worship pursuant to a scheme under the Mission and Pastoral Measure 2011 is exempt from listed building and conservation area control under section 60(7) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 4.2 Under the terms of the Measure, when partial or total closure of a consecrated church as a place of regular worship is being considered as an option, the Diocesan Mission and Pastoral Committee must notify the Church Buildings Council, who are required to produce a report, referred to as a Church Buildings Report (formally a Pastoral Measure Report), about the historic interest and architectural quality of the particular church building, the historic interest and aesthetic quality of the contents and any special features within a churchyard or burial ground annexed to it.
- 4.3 The Church Buildings Council also operates a Statutory Advisory Committee (SAC) on Closed and Closing Churches to provide independent advice to the Church Commissioners on heritage related matters. Advice given in respect of this building is set out later in this section.
- 4.4 Those reports cover:
- the historic and architectural quality and interest of the church as well as others in the area
  - the historic and aesthetic qualities of the church and its contents
  - special features of any associated churchyards or burial grounds
  - appropriate information or advice concerning possible architectural or structural changes to facilitate additional and/or alternative uses should the church continue in use for worship.
- 4.5 Following closure for regular public worship there is then a two year 'use seeking period' for the diocese to identify and recommend to the Commissioners a suitable alternative use. Upon receipt of a recommendation the Church Commissioners are responsible for the preparation of a draft scheme for the proposed future use of the building.
- 4.6 If no suitable and viable use for the closed building can be found the Commissioners may make a scheme for its vesting in the Churches Conservation Trust (CCT), provided they are satisfied that the building is of '*such historic and archaeological interest or architectural quality that it ought to be preserved in the interest of the nation and the Church of England*' and also provided that the CCT has the resources to meet the cost of repairs and maintenance (Mission and Pastoral Measure 2011 s.63(1)(b)).
- 4.7 If the building is not suitable for vesting in the CCT, the Commissioners are obliged to provide for a scheme for its demolition where the Diocesan Board of Finance does not

consent to the vesting of the building in it on a permanent basis. Such schemes of demolition are published under the Mission and Pastoral Measure 2011.

- 4.8 Despite the Ecclesiastical Exemption, the Church Commissioners has agreed that where the Statutory Advisory Committee of the Church Building Council, the Local Planning Authority, Historic England or a national amenity society has lodged and sustained reasoned objections to demolition of a listed church building or a church building in a conservation they will ask the Secretary of State for Housing, Communities and Local Government to decide if a non-statutory public Inquiry or hearing should be held into any proposal for total or partial demolition. This agreement to make demolition proposals subject to a public Inquiry is known as the Skelmersdale Agreement.
- 4.9 The relevant DCMS Guidance (the Code of Practice on the Operation of the Ecclesiastical Exemption) makes specific provision concerning demolition pursuant to a scheme under the 2011 Measure. The Guidance states at paragraph 48, "... in considering what recommendation to make (to the Commissioners under the Skelmersdale Agreement), the Secretary of State will take into account the financial implications of retaining a church building as well as the architectural and historic interest of the church, and other planning and social factors."
- 4.10 It should be noted that in relation to the decision that the Church Commissioners are required to make, whilst this includes consideration of the special architectural, historic, or archaeological interest of the church, that consideration is not governed or guided by the National Planning Policy Framework (NPPF) or its accompanying National Planning Policy Guidance.
- 4.11 As mentioned in 4.9 above, "planning and social factors" are relevant considerations under the Skelmersdale agreement – and that would seem to require an inspector to have regard to the NPPF and what it says about harm. But the thing in the balance against the harm is not public benefit, as in the case of churches in use, but the cost to the Church of retaining the building as opposed to demolishing it.
- 4.12 It should also be noted that the decision that the Church Commissioners are required to make will be informed by the significance of demolition in relation to the work of the Church of England within the parish and Diocese.

### **The role of the Diocesan Board of Finance in relation to closed church buildings**

- 4.13 The Church of England is organised as two provinces each led by an archbishop (Canterbury for the Southern Province and York for the Northern). Each province comprises dioceses of which there are 41 in England.
- 4.14 Each diocese has its own Diocesan Board of Finance (DBF), a charitable Company which transacts the financial business of the diocese in accordance with the Diocesan Boards of Finance Measure 1925. Most of the DBF income is provided by Parish Share (known in Truro as the Mission and Ministry Fund) (c 60%); contributions from the Archbishops' Council; diocesan fees; and income from investments and property. Expenditure of the DBF is directed to the following primary purposes:

- Clergy stipends and grants
- Clergy pension contributions
- Clergy and lay workers housing
- Training of clergy and laity
- Parish support

- 4.15 The Bishop of Truro, as diocesan bishop, has overall oversight of the whole diocese but also delegates authority to the Bishop of Saint Germans. At this time there is a Vacancy in the See and the Bishop of St Germans is acting as the diocesan bishop. There are two Archdeacons in the Diocese, the Archdeacon of Cornwall is responsible for the western half of the Diocese including the Parish of St John and St Paul Truro.
- 4.16 Where a parish church has been closed for regular public worship the DBF may consent to it being vested in it for keeping as a redundant structure, temporarily or permanently, or it may, under the Mission and Pastoral Measure 2011, ask the Church Commissioners to promote a Scheme for the demolition of the building and disposal of the materials of demolition.
- 4.17 During the two-year “use-seeking” period mentioned in 4.5 above the building vests in the DBF. Under section 61(2)(a) of the Measure, the DBF is “responsible for the care and maintenance of the building closed for regular public worship, so far as is reasonable in all the circumstances, and the safe keeping of the contents, whether in the building or elsewhere, and shall insure the said building and contents”. Section 16 of the Code of Practice provides more information, reiterating that the building should be kept “in wind and waterproof condition.”
- 4.18 It is not the purpose of a DBF to permanently preserve redundant structures and therefore it is not usual for a DBF to consent to the vesting of a building in it on a permanent basis.

### **The role of the Churches Conservation Trust in relation to closed church buildings**

- 4.19 The Churches Conservation Trust, formerly known as the Redundant Churches Fund, is the national charity for the preservation, in the interests of the nation and the Church of England, of churches and parts of churches of historic and archaeological interest or architectural quality vested in the Trust by Part 6 of the Mission and Pastoral Measure 2011. (This is the charitable purpose of the CCT, set out in s. 57(4) of the MPM 2011.).
- 4.20 The CCT is responsible for 357 closed churches in England (as at 1 June 2024).
- 4.21 Of the 357 churches vested in the CCT their listed status is as follows:

Grade I	192
Grade II*	143

Grade II            22

Not Listed         0

- 4.22 With the limited staff and resources at their disposal the CCT must concentrate on the preservation of the very best church buildings.

**Recorded views of the Commissioners' Statutory Advisors on the building, its re-use and demolition**

- 4.23 In accordance with the procedures described above, prior to the closure of the building for public worship the Church Buildings Council were notified, and advice sought from the Church Commissioners' Statutory Advisors, the Statutory Advisory Committee (SAC) of the Church Buildings Council. The statutory advisors have been considering proposals for closure, re-use, and demolition of St Paul's for over 12 years.
- 4.24 In its early advice letter of 1 October 2008, the SAC advised that while the church was of moderate heritage value overall, it was of outstanding value as a feature in the townscape, notably its east and south-eastern aspects from Tregolls Road. Attention was also drawn to the notable contents, of which the pulpit in the south aisle was attributed to Sedding who based his design on the font at St. Clement's, Boscombe. The SAC advised that in view of the structural and material condition of the building, the preservation of the exterior and the townscape value of the church were primary considerations in assessing the scope for change. Finally, in the event of no suitable use being found, the SAC advised that it did not anticipate making a recommendation for vesting in the Churches Conservation Trust in the last resort.
- 4.25 In their response to a request for further advice, in a letter of 17 January 2013, the SAC considered the church to be of moderate significance as a heritage asset, although the value of the church as a feature in the townscape lifted the overall assessment from moderate to moderate to high. In this context the SAC noted the English Heritage refusal of an application to raise the current listing from grade II to II\*. In the absence of a suitable use (and in the last resort) the SAC agreed that while it would regret the loss of the church, it would not object to the demolition of the church as a whole; adding that a cleared site offered better scope for replacing the church with a building of quality. These letters of advice and the Critical Information Summary and Options and Impacts Appraisal have already been supplied to certain parties and further copies are available on request.

## 5. The Building, its location and setting

- 5.1 The church of St Paul occupies a prominent, sloping site on the east side of Truro City Centre at the southern end of the A390 Tregolls Road which leads eastwards to the residential suburbs towards St Austell. Due to the dualled nature of Tregolls Road at this point, access to the church is gained from Agar Road, a rather narrow residential street comprising of newer flat developments, detached villas and a row of terraced houses opposite the church gate.
- 5.2 The curtilage to the church is of reasonable size and includes a separate parish room/office structure to the west. There are no burials.
- 5.3 St Paul's is a substantial church building built in three phases in the free Perpendicular style and consists of an aisled nave of six bays with a south porch at the west end, two-bay chancel with north organ chamber and south tower and vestry, with a crypt beneath. The nave and south aisle were constructed in 1848 by an unknown architect using Killas stone with granite dressings.
- 5.4 The east end and north aisle were added in 1882-4 and 1889 respectively to designs by the renowned Victorian architect John Dando Sedding, with the tower being completed in 1910 after Sedding's death to less-elaborate designs by his nephew Edmund Sedding. The tower provides the building with considerable vertical emphasis and has formed a notable landmark when approaching the city centre from the east. These latter additions were constructed using a combination of killas, granite and Polyphant stone.
- 5.5 The church was listed Grade II in 1971. A request in 2012 for the church to be upgraded to Grade II\* was refused. It is situated within the Truro Conservation Area.
- 5.6 Internally, the nave and aisles form a single large space interrupted only by the slender piers supporting the nave arcades. The walls are plastered and whitewashed. The nave and aisles have waggon roofs of differing designs, whilst the transepts and tower base have flat coffered ceilings and that of the chancel is gilded and painted with close-spaced bosses. The floors are of stone flags, with multi-coloured flags being used in the chancel and sanctuary to reflect the design of the ceiling.
- 5.7 There is a scheme of stained glass windows dating from the late 1880s by Lavers, Baraud and Westlake. The nave is fully pewed with dark-stained pitch pine benches, with those in the aisles turned 45 degrees to face the nave altar. The fixtures and fittings date largely from the 1920s in the Arts and Crafts style of that time. The crypt contains a small number of reasonably sized rooms which provided ancillary community facilities for the parish. The Church Buildings Council's report provides more details on the above.
- 5.8 The church was formally closed for regular public worship on 27 October 2008. Closure was requested by the parish after the 2005 Quinquennial Survey identified that the Polyphant stonework forming the east end and tower was failing and required substantial (and potentially very expensive) repair and replacement. This resulted in the parish abandoning a project to renovate the crypt rooms to provide enhanced outreach

facilities, and in the withdrawal of insurance cover by the Ecclesiastical Insurance Group.

- 5.9 The thriving congregation (which numbered around 120) dispersed to other churches in the parish (St John's and St George's) and the Cathedral, with some forming a new congregation meeting in a local school.
- 5.10 More detailed information on the history, architecture and significance of the building can be found in the Church Building Council's Pastoral Measure Report and the Statement of Significance by Alan Baxter Associates.

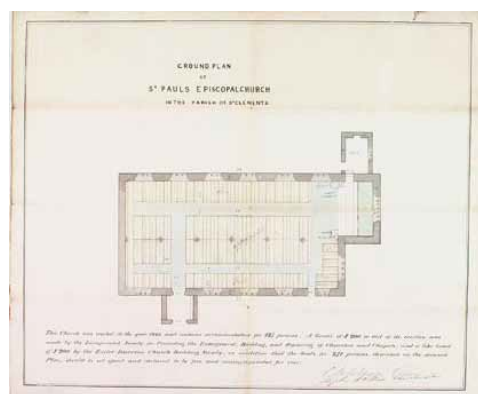
## 6. The structural issue

- 6.1 The building is in poor structural condition because of two main problems – historic structural movement associated with the addition of the tower and the decay of structural elements of the east end of the building constructed of Polyphant stone. These are detailed in the Structural Engineering Report prepared by Alan Baxter and Associates in April 2012.
- 6.2 In summary, the completion of the tower in 1910 resulted in the foundations settling and cracks appearing in the walls. Internal iron ties were added in 1914 to mitigate the effects of the settlement (which are now showing signs of corrosion). Further concrete beams were inserted in 1953 following damage by a war-time bomb with the cracks made good using pressure grouted cement. However, by far the more principal issue with both the tower and east façade stems from Sedding's use of polyphant stone externally and for structural purposes.
- 6.3 Polyphant stone is a Cornish stone, quarried at the east of the county near Launceston. It is a soft soapstone used principally for internal purposes and weathers quickly when used externally, with an attributed lifespan of 100 years in these conditions. Because of this, it is rarely used externally, but the architect J D Sedding did so in the restoration of a number of churches in the south-west. A fuller explanation of the geology of the stone and the reasons for its propensity to decay can be found on page 30 of the Baxter report.
- 6.4 This Report demonstrates that polyphant forms essential structural elements of the tower and east end structure, including buttresses, which are failing.
- 6.5 The original 1845 structure and the 1889 north aisle extension seem largely unaffected by these failings, although it suffers from water ingress and from delamination of stonework due to past inappropriate use of cement-based mortar during repairs. It is additionally showing signs of only having essential maintenance over the last 12 years.
- 6.6 The report considers that the use of polyphant stone in an external environment is a fundamental flaw in the original design of the church and that this has resulted in the tower and east end structure being “fatally flawed” requiring difficult and extensive reconstruction. Three potential solutions are cited: (i) weather protection – essentially a temporary solution involving a rainscreen render on a mesh grid; (ii) reconstruction of the entire east end, or; (iii) demolition.
- 6.7 The report contains costings for the latter two options, obtained independently from Bare, Leaning and Bare, Quantity Surveyors. The reconstruction option is costed at £3.78 million including fees, but exclusive of VAT, with the cost of demolition of the tower and east end being estimated at £147,400 exclusive. Both at 2012 prices.
- 6.8 Following this Report, Alan Baxter and Associates were also asked to produce a comprehensive Statement of Significance on the church.
- 6.9 A potential purchaser arising from the marketing of the building commissioned further reports in 2015/16 in connection with a proposal to demolish the tower and east end

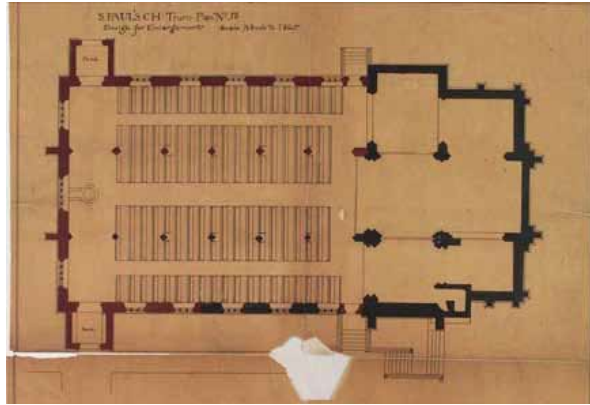
whilst retaining the nave and aisle structure. A report from Lockyer Associates, Structural Engineers, concluded that retention of the tower and east end was not a viable or practical option and there was limited scope to retain any parts of the existing building. A report from David Scott of Scott and Company similarly concluded that the tower and east end of the church were unsalvageable.

6.10 In May 2019 on the advice of Historic England, the Diocese agreed to install ties to monitor any structural movement in the tower. Unfortunately, due to a breakdown in communication, these were not installed until December 2019. Readings were taken in June and October 2020; however, it was not until February 2022 that a comprehensive set of readings could be taken (due in part to Lockdown restrictions) and these were forwarded to Historic England in October that year, with a further engineer's report and analysis (by MBA Consulting) received in June 2023. This was sent to Historic England in October 2023.

6.11 The MBA Consulting Structural Engineers' report concludes that there is widespread cracking to the eastern end of the building which appears to relate to outward movement of the east elevation, and this movement is of concern. They recommend supplementing the existing tell-tales with demec studs, propping a window arch in the south-east corner of the building, and preparing to install shoring to buttress the east elevation from collapse. Costs for these particular works have been obtained. The Diocese has obtained costings for installing and hiring protective scaffolding around the east end to catch any falling masonry and this has now been installed.



*Plan of Original church 1845*



*Plan after Sedding's 1889 extension*

## 7. The current condition of the building

- 7.1 The underlying problems with the east end and tower of the building are well established and the condition of those parts have not been re-surveyed since 2012. Given that no repairs have been carried out to these areas and water ingress has continued it can be assumed that the structural condition will have worsened. Repairs to arrest water ingress through the south porch and south aisle roofs were undertaken during 2017, and further repairs have been undertaken following failure of the south porch roof in December 2020.
- 7.2 In recent years the building has been the subject of increased levels of vandalism. Some windows have been broken and the interior has deteriorated with water penetration and vandalism.
- 7.3 Lower windows to the basement rooms have been boarded up to prevent access.
- 7.4 In 2017 a Condition Survey was commissioned focussing on the nave and aisles of the building, whose condition had not been fully analysed in the Baxter report as it had not been affected by the historic structural movement or the polyphant stone issue. This identified repairs required to the roofs, external stonework and internal plaster amounting to £393,000 to maintain this part of the building as it is. In the event of the demolition of the east and tower, a further £100,000 would be required for a temporary east wall.
- 7.5 Since closure in 2008, the Diocese of Truro has been responsible, as provided by section 61(2)(a) of the Mission and Pastoral Measure 2011 for the care and maintenance of the building “so far as is reasonable in all the circumstances”. In the intervening period the Diocese has spent in excess of £46,000 on routine repair and maintenance to the building, plus further sums on security, insurance and professional fees, which is ongoing. A portion of these costs has been reimbursed under a grant scheme operated by the Church Commissioners.
- 7.6 The Diocese commissions regular six-monthly condition survey reports on the building (and on others vesting in it), the purpose of these being to highlight matters requiring immediate attention from a routine maintenance and site security angle. These are carried out by Scott & Company of Truro, Chartered Surveyors and Historic Buildings Consultants. In the report undertaken in December 2023 the current condition was summarised as follows: “The building is attracting more vandalism which is of concern. With this there is an increasing issue of pigeon and vermin entry. The movement noted to the east progresses as does the problem of wood rot and infestation. The building is becoming very vulnerable and must either have extensive repair, maintenance and security work commissioned as a matter of priority or be rapidly demolished and disposed of”, and concludes:

*“We are of the opinion that the building has now passed its point of physical and economic return to being a useful re-purposed building. There are serious issues of damp entry and wet to the gables, walling and valleys where extensive wet and dry rot infestation along with beetle has been seen. This is inevitably going to increase during the warmer spring and summer months of 2024. The ongoing damp if addressed today*

*would take years to resolve...The structural movement continues at the east end (reference Engineer's report)...The costs of regular inspection, securing, maintenance and upkeep of what is now clearly a redundant and irrecoverable Church building is beyond economic prudence".*

## 8. Church closure and search for alternative use

- 8.1 The building was declared closed for regular public worship with effect from 27 October 2008.
- 8.2 On closure, the Diocese commissioned a Feasibility Study by Robert Shaw Architects to inform thinking about the building and potential options for alternative use. This was received in December 2008.
- 8.3 To help develop a strategy to take forward the future of the building, the Commissioners established a Working Group with the intention of engaging with and informing interested parties and the local community on progress and critical issues and decisions. This comprised representatives of the Commissioners, Diocese, English Heritage, Cornwall Council, Truro City Council and Truro Civic Society (including ward councillors and relevant cabinet portfolio holders and officers from the Council's Economic Development team) and first met on 23 November 2009. This identified a lack of and, demand for, community space in this part of Truro to meet the needs of an expanding residential population, and that the area qualified for certain European Union funding streams for the provision of such facilities where these had economic or employment benefits. We also agreed to participate in an English Heritage research project on the issues raised by the use of polyphant stone, subject to confirmation of the financial and practical implications although this did not proceed due to EH funding constraints.

### Potential Use by Cornwall Council

- 8.4 This initial meeting resulted in more detailed discussions with the Council's Communities Directorate, including the ward councillor. These ranged over the possible opportunities for community and other uses for the church building, how to take forward an audit of community needs and the wider funding issues associated with the repair and re-use of the building. The Directorate undertook a Scoping Exercise to explore the potential of the building to accommodate multi-agency community facilities, as part of a mixed-use refurbishment. The Council also included the building as an indicative project for European Convergence Funding in the Regional Development Agency's emerging Strategic Investment Framework.
- 8.5 The Council completed its Scoping Report in July 2010. This concluded that the Council had no use for the property, nor could it foresee a viable or sustainable alternative use by a third party. A copy of this Report and a note of the resulting meeting are attached as **Annex 10**.

### Marketing

- 8.6 A further meeting with representatives of the Council (as local planning authority) and Historic England took place on 29 March 2011, where it was agreed that the scope for alternative use should be further tested by placing the building on the market which, in order that any bids would be realistic and fully aware of the issues and costs, would be

informed by a Structural Engineering Report, Statement of Significance and an Options Appraisal. Although Historic England offered grant assistance for the Structural Report, the application was declined. The reports were received between April and October 2012.

- 8.7 The building was placed on the market in May 2013 by Chesterton Humberts, who had previously dealt with other closed churches in the Diocese. Marketing was on the basis of finding a use for the building and was not directed at offers for a cleared site. The property was marketed in the usual way through newspaper advertisement and the internet, attracting initial interest from around the UK and overseas, some having come through the entry on the Church of England website. In addition to the offer detailed below, few expressions were sustained when the estimated repair costs were considered. These included one for a single residential dwelling, and others for mixed social/community/ spiritual/event type uses but these did not demonstrate engagement with the building's structural problems or the related repair costs.

### **Local Developer Proposal**

- 8.8 As a result, at its meeting in May 2014, the Diocesan Churches Uses Committee confirmed it wished to proceed with the proposals from a local developer. The building was withdrawn from the market in August 2014.
- 8.9 Their initial proposal was to establish a Healing Centre (probably a Maggie's Centre) in the nave and to demolish the tower and east end and replace these with a residential development. At a meeting in January 2014, this developed into a total demolition proposal, and we indicated we had not marketed the property on that basis and could not proceed. Therefore, he returned to his original proposal. Given the likely uncertainty of the planning process and the investment of resources on his part in developing an application, we entered detailed discussions on the terms of an Exclusivity Agreement and Conditional Contract.
- 8.10 During these discussions, further work on a development appraisal by the developer, including the reports on the building referred to in section 5 above, concluded that retaining any part of the building on the site was unviable. The discussions ended in the summer of 2015.

### **Engagement with Historic England and Cornwall Council**

- 8.11 Following the unsuccessful marketing of the building, we held meetings with Historic England and Cornwall Council and a site visit on 21 January 2016, with the intention of demonstrating that reasonable efforts had been made to find a suitable alternative use for the building. The response letters from February 2016 are listed in Section 12 as items 12 and 14.
- 8.12 There was a helpful meeting with Historic England on 9 May 2016 and their written feedback was received by e-mail on 14 July. This indicated that "if we are accepting the need for demolition of the east end and tower of the church as a result of the deterioration of the Polyphant stone, we would not insist on further movement monitoring of those areas being undertaken". After a thorough look through the costings in the 2012 Alan Baxter report, their quantity surveyor concluded that "it is highly unlikely

that the restoration of the building could be undertaken for any less than the sum identified” and did not consider that commissioning external consultants to analyse each item in detail would be justified at this stage. Historic England advised that the question of end values and the potential availability of grant aid should be addressed when pursuing the case for demolition.

- 8.13 A further meeting was held with officers of Cornwall Council on 11 October 2016. In their written response in December 2016, they considered that a proposal to demolish the complete listed church structure and associated features would not be supported on the basis of the information provided. They sought evidence pertaining to and an options appraisal for the site to consider demolition of the east end only and the retention, adaptation, potential extension, and reuse of the remaining church structure. Without that information a fully informed decision could not be taken on the future of the listed heritage asset.

### **Subsequent Information Gathering**

- 8.14 In response to requests made at the meetings with Historic England and Cornwall Council, the Commissioners commissioned the following:
- Inspection and Report on the Nave and Aisles, Scott & Company, 9 January 2017
  - Costings for the demolition of the entire church and of the tower and east end only
  - Valuation Report, Vickery Holman, June 2017 and November 2023
- 8.15 In 2016 a Condition Survey was commissioned focussing on the nave and aisles of the building, whose condition had not been fully analysed in the Baxter report as it had not been affected by the historic structural movement or the polyphant stone issue. This identified repairs required to the roofs, external stonework and internal plaster amounting to £393,000 to maintain this part of the building in its existing use.
- 8.16 Costings for demolition were also obtained from three contractors, on the basis of the entire church and of the tower and east end. The lowest quotations for each were £115,200 and £93,600 (inclusive) respectively; however, an estimated £100,000 would need to be added to the latter for the provision of a new east wall.
- 8.17 The Valuation Report by Vickery Holman undertook an options appraisal (from a commercial valuation perspective) on the basis of three scenarios with planning permission and listed building consent each for D1, Office and residential use: of the existing building converted and repaired; of the building with the nave and aisles retained and the tower and east demolished; and of a cleared site (providing nine outcomes overall). Of these only one – of the cleared site with a residential development consent produced a positive valuation with the relevant repair and development costs taken into account. The assumptions were based on the updated costings detailed in the preceding paragraphs. This position was confirmed by a supplementary valuation in November 2023. The cleared site has been valued at £750,000 assuming planning permission being in place for a development of five dwellings.

## **Further discussions with Historic England**

- 8.18 The above reports (which had been requested by Historic England and Cornwall Council) were discussed with Historic England at a meeting in February 2018. A formal response was provided in a subsequent letter in May 2018. They concluded that the case for demolition had not been met, in large part as the structural monitoring of the tower recommended by Historic England and the Alan Baxter report had not taken place to demonstrate whether or not structural movement was ongoing. (See section 6 for more details on the structural issue.) As detailed in section 6.10, structural monitoring has since been undertaken.

## **Remarketing**

- 8.19 An expression of interest received from Truro School in December 2017 was not sustained.
- 8.20 In May 2018 the Commissioners and Diocese agreed to remarket the building. At the same time consideration was given to commissioning architects to draw up a (residential) conversion proposal/planning application before placing it on the market. However, in the light of agents' advice it was decided to keep the marketing "open" and to test the market on that basis first.
- 8.21 Three agencies were considered and Lilicrap Chilcott were selected. The property was marketed by Informal Tender from February to 3 May 2019. Three offers were received, and all were given until 31 July to provide further information on their proposals. One offer (which would have involved the demolition of the building) withdrew, leaving one for residential conversion and a further one as a museum/cultural community centre. Of these, the proposal for residential conversion appeared the more viable and realistic – terms for an option agreement were discussed whilst the prospective purchaser researched options for analysing repair techniques for the Polyphant stone. However, this offer was withdrawn in November 2019 after receiving professional advice that demolition of the tower and east end was the only option. The third bidder failed to provide sufficient information to judge if it was a viable proposal.

## **Further liaison with Cornwall Council**

- 8.22 The outcome of this marketing process was discussed at a meeting with planning and conservation officers of Cornwall Council on 19 February 2020. The installation of the monitoring ties was welcomed. They recommended a further round of marketing de-risked by being informed with an Options Appraisal report undertaken by conservation accredited quantity surveyors which would fully update and collate the various reports already undertaken and support a draft planning/listed building consent application.

## **Current Position**

- 8.23 During 2020, three further expressions of interest were received – one for residential conversion from a developer of historic buildings who has recently completed the conversion of Emmanuel Church in Exeter and another from an individual proposing use as a photographic archive and museum/gallery. Both visited the property and considered the economic viability of their proposal, and both withdrew their interest. A

third was received In October 2020 for a community use which did not progress due to Lockdown restrictions.

- 8.24 Following the meeting with Cornwall Council, the Diocese and Commissioners have given further consideration to a further round of marketing with the benefit of an application in place and to obtaining a further substantial costed report. In the light of existing reports, the lack of sustained interest from previous marketing campaigns, agents' advice and costings from developers initially expressing interest in the property, the Diocese has confirmed that it has exhausted all reasonable options for finding a use for the building since it closed in 2008 and supports proceeding with demolition. The Diocese and Commissioners do not consider that submitting a draft planning application will address the primary issue that there are no economically viable development options with the building remaining (either totally or with retention of the nave and aisles).
- 8.25 A few enquirers continue to express interest in the building, including representatives of independent Christian churches, or from residential enquirers; however, this interest has not been sustained once the extent of the structural issues and cost of remedial works is known. The building continued to be advertised on the "Churches Available for Disposal" section of the Church of England website until July 2021. Any expressions that come forward are being given due consideration and invited to make arrangements to visit. No sustained offers have been received.

### **Constraints preventing re-use of the building**

- 8.26 The structural issues with the building are a very clear constraint that continues to prevent its re-use.
- 8.27 Vehicular access to the site is obtained along Agar Road, a narrow residential cul-de-sac. Only pedestrian access can be obtained from Tregolls Road, from which there is a significant change of level.
- 8.28 The level of investment required to make the building usable for the foreseeable future, when offset against the market conditions in the locality, results in there being no known uses that will generate sufficient value to support retention and repair/conversion of the existing church building in total or in part. This conclusion has been reached by all parties who wished to convert the building to residential use.

## 9. Updated Costings

- 9.1 Previous chapters of this report have quoted figures for various categories of remedial work to the building or its demolition, provided over a period dating back over twelve years. In order to provide a clearer indication and comparison of what these costs may now be, the figures have been updated by applying the BCIS (Building Cost Information Service) All-in TPI (Tender Price Index) register.
- 9.2 The figures below represent the indexing of the works identified in the reports at that time. They do not include any additional works that may now be necessary due to the passage of time since the relevant report was written.
- 9.3 The table below provides a comparative indication of the costings after application of the TPI register as at Q3 2024.

Report/Description of works	Year/ TPI	Sum (£)	Current TPI (Q3 2024)	Current Estimated Sum (£)
(a) Baxter – Dismantling and rebuilding/restoration of tower and east end (includes fees)	Q1 2012 137	3,788,885	220	6,084,340
(b) Baxter – demolition of tower and east end, retention of nave and aisles (incl. fees)	Q1 2012 137	147,400	220	236,700
(c) Scott – report on condition of nave and aisles	Q1 2017 169	393,000	220	511,597
(d) Scott. Demolition - total clearance (lowest of 3)	Q1 2017 169	96,000	220	124,970
(e) Scott. Demolition of tower & east end (lowest of 3)	Q1 2017 169	78,000	220	101,538
(f) Scott. Provision of east wall where east end demolished	Q1 2017 169	100,000	220	130,177

- 9.4 All figures are exclusive of fees (except where indicated) and VAT. They have not been further analysed by a Quantity Surveyor at this stage.
- 9.5 These indicate that a proposal involving retention of the nave aisles would involve the expenditure of at least **£743,312** (c, e and f above) plus fees and VAT in addition to any refurbishment/ingoing works in relation to a new use for the building.

## 10. Significance of demolition in relation to the work of the Church of England

- 10.1 In settling the future of a closed church building subject to the Mission and Pastoral Measure the Church Commissioners are required to have due regard to the effect of preserving, appropriating to other uses, or demolishing the building, on the work of the Church of England within the Parish and Diocese. This is one of the key considerations under the terms of the Skelmersdale Agreement should the Secretary of State decide to hold a non-statutory public Inquiry or hearing on a proposal to demolish a listed church building.

### **Impact on the Diocese and local Church**

- 10.2 As set out in section 4 of this Explanatory Note, a closed church building is the responsibility of the DBF until a suitable alternative use is found or a Scheme providing for its demolition or vesting in the CCT takes effect. In the case of St Paul's, the Statutory Advisory Committee (as the Commissioners' statutory advisers) have advised that the building is not of such architectural or historic importance that it meets the criteria in the Mission and Pastoral Measure for it to qualify for vesting in the CCT. Other means of disposal of the building have not succeeded.
- 10.3 The DBF is, therefore, in the position of having to safeguard a structurally flawed building that has no use and no prospect of re-use. That stewardship places an on-going financial burden on the DBF with regard to site safety and security, buildings insurance and emergency repairs.
- 10.4 Allocating money for these purposes inevitably deprives the DBF of funds to use for its primary purposes, including enabling the maintenance of historic churches in use for worship across the Diocese.
- 10.5 The greatest impact is upon the ministry of the Church of England in Truro because of the visual impression given by the redundant and increasing dilapidated building. The continued presence of the building with hoardings and warning notices is harmful to the mission of the Parish. It presents an image of decay and decline that is at odds with the thriving church community.
- 10.6 The longstanding presence of the redundant church building in a prominent location is a harmful, negative, expression of the state of the Church.

## 11. Future use of the church site following demolition

- 11.1 Any re-development of the cleared church building site will require an application for planning permission, which Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning & Compulsory Purchase Act 2004 (as amended) requires to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 11.2 The Church Commissioners would be willing to work with the Local Planning Authority to prepare a planning brief for redevelopment of the cleared site of the church building.
- 11.3 Such a planning brief would need to have regard to the Development Plan for Cornwall which comprises Cornwall Local Plan - Strategic Policies 2010-2030 which was adopted in November 2016. The Council has confirmed that no policies in the former Carrick District Wide Local Plan relevant to this case have been retained as saved.
- 11.4 Relevant policies from the Cornwall Local Plan Strategic Policies 2010-2030 are:
- |                  |  |
|------------------|--|
| <b>Policy 1</b>  | Presumption in favour of sustainable development                                 |
| <b>Policy 2</b>  | Spatial strategy   |
| <b>Policy 3</b>  | Role and function of places – including defining residential infill developments |
| <b>Policy 4</b>  | Shopping, services and community facilities                                      |
| <b>Policy 12</b> | Design   |
| <b>Policy 16</b> | Health and wellbeing   |
| <b>Policy 23</b> | Natural Environment  |
| <b>Policy 24</b> | Historic Environment   |
| <b>Policy 26</b> | Flood risk management and coastal change   |
| <b>Policy 27</b> | Transport and accessibility  |
- 11.5 The church is located in the Truro Conservation Area and is covered by guidance in the Truro Conservation Area Management Plan. This includes the statutory responsibilities of the Council under the Planning (Listed Buildings and Conservation Areas) Act 1990 which sets out the duty of the Council by stating “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.
- 11.6 The church is located within the area covered by the Truro and Kenwyn Neighbourhood Plan which was adopted in November 2016 and revised in May 2023. Policy C4 contains provisions relating to demolition in the Truro Conservation Area, but the future

of the church is not specifically addressed in this Plan and the site is not included in any designated development allocation areas.

- 11.7 The site is located within the Truro and Roseland Community Network Area (PP6) of the Local Plan and the Objectives set down for it. The church is located outside the designated Town Centre boundary within that document.



*Map of Truro Conservation Area*

## 12. List of Documents Cited in this Report

- 1 Pastoral Measure Report, Church Buildings Council, 2007
- 2 Quinquennial Inspection Report 2005, Scott and Company, 2005
- 3 Polyphant Stone – Summary Report, English Heritage/Historic England, 2006
- 4 Feasibility Study, Robert Shaw Architects, December 2008
- 5 Structural Engineers Report, Alan Baxter Associates, April 2012
- 6 Statement of Significance, Alan Baxter Associates, September 2012
- 7 Early Advice Letter Statutory Advisory Committee (SAC), October 2008
- 8 Further Advice Letter, SAC, January 2013
- 9 Critical Information Summary, SAC, October 2008
- 10 Options and Impacts Appraisal, SAC, October 2012
- 11 Scoping Report, Cornwall Council, July 2010
- 12 Letter, Victorian Society, July 2014
- 13 Pre-application letter, Historic England, February 2016
- 14 Email re May meeting with Historic England, July 2016
- 15 Pre-application letter 1, Cornwall Council, February 2016
- 16 Pre-application letter 2, Cornwall Council, December 2016
- 17 Inspection and Report on Nave and Aisles, Scott and Company, January 2017
- 18 Valuation Report, Vickery Holman, June 2017
- 19 Historic England letter of 4 May 2018
- 20 MBA Structural Engineers Report, June 2023
- 21 Valuation Report, Vickery Holman, November 2023
- 22 Six-monthly Condition Report, Scott and Company, December 2023

These documents are available for inspection on request either individually or together in a separate Zip folder.

## **Draft Pastoral (Church Buildings Disposal) Scheme**

This Scheme is made by the Church Commissioners ("the Commissioners") this ..... day of ..... 20..... in pursuance of the Mission and Pastoral Measure 2011.

### **BACKGROUND**

By a Scheme of the Commissioners made pursuant to the said Measure on the 21<sup>st</sup> day of October 2008 the parish church of Saint Paul, in the parish of Saint Paul, Truro in the Diocese of Truro ("the building") was declared closed for regular public worship.

A suitable use has not been found for the building and it does not appear to the Commissioners, after consultation with the Church Buildings Council, that the building is of such historic and archaeological interest or architectural quality that it ought to be preserved in the interests of the nation and the Church of England.

NOW it is provided as follows:-

### **Future of the church building**

1. The Truro Diocesan Board of Finance (the "Board") shall demolish the building and shall dispose of the materials arising from the demolition.

### **Disposal of the Site**

2. The Board is hereby empowered to sell, give, exchange or lease the site of the building and the land annexed or belonging thereto which are together shown hatched on the plan annexed hereto, subject to and with the benefit of the Existing Matters specified in Schedule 1.

### **Contents**

3. The contents of the building, excluding monuments and memorials, shall be disposed of as the Bishop shall direct.

### **Coming Into Operation of this Scheme**

4. This Scheme shall not come into operation until such date or dates as the Commissioners shall determine following the making of this Scheme and different provisions of the Scheme may be brought into operation on different dates and the Commissioners shall not be obliged to bring the Scheme or any clauses thereof into operation until such time as they are satisfied that the condition specified in Schedule 2 has been complied with but may do so if they so determine.

In witness of which this Scheme has been duly executed as a deed by the Church Commissioners.

Executed as a Deed by the Church Commissioners for England  
acting by two authorised signatories:

-----  
Signature of Authorised Signatory

-----  
Signature of Authorised Signatory

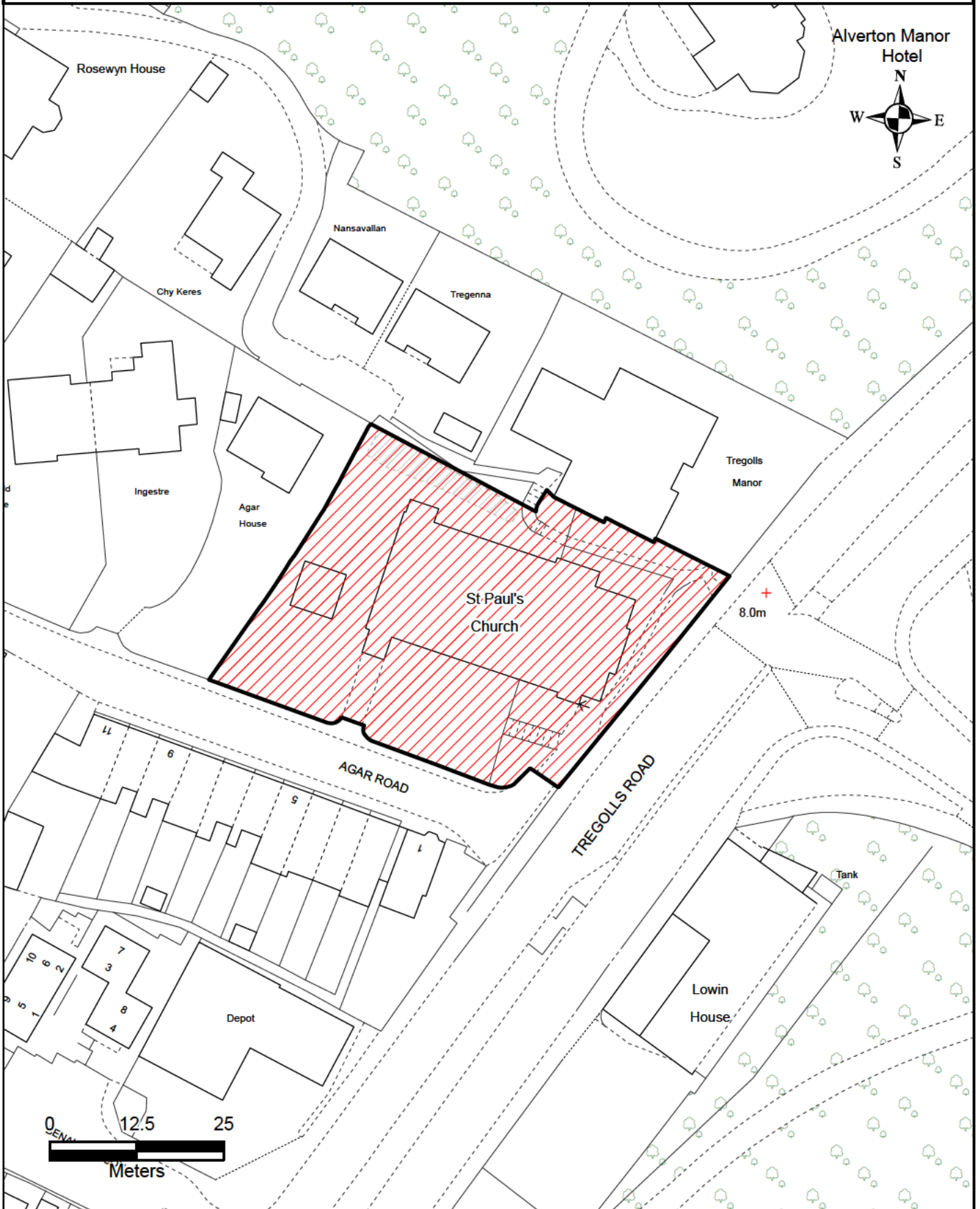
**Schedule 1: Existing Matters**

The rights, reservations covenants and stipulations contained or referred to in a conveyance of the neighbouring property known as Tregolls Manor and registered at the Land Registry under Title number CL374465 dated the 17<sup>th</sup> day of November 1988 between (1) Truro Diocesan Board of Finance Ltd (2) The Community of the Epiphany Trust Association Ltd and (3) West Ridge Investments Ltd in so far as the same are still subsisting and are capable of taking effect.

**Schedule 2: Conditions**

That the Commissioners have approved the terms of the disposal of the site.

# TRURO ST PAUL



**Drawn by**  
T. Wood

**Scale**  
1:500

**Date**  
23/05/2024

**File Pathname / Project / Drawing No.**  
Tracings\26S\_Truro\_St\_Paul

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## **EXPLANATORY NOTE**

### **MISSION AND PASTORAL MEASURE 2011 DRAFT PASTORAL (CHURCH BUILDINGS DISPOSAL) SCHEME TRURO ST PAUL DIOCESE OF TRURO**

This note accompanies a draft scheme under the Mission and Pastoral Measure 2011 which makes provision for the future of a closed church building, The Church Commissioners provide this information so that individuals and interested parties can understand the background to the proposals, make a reasoned judgement on the merits of the draft scheme and, if they see fit, a reasoned expression of support or objection to it.

#### **The Current Proposals**

The Commissioners have agreed to publish a draft Pastoral (Church Buildings Disposal) Scheme providing for the closed church of Truro St Paul to be demolished and for the Truro Diocesan Board of Finance to dispose of the site.

#### **The Building**

The church of St Paul occupies a prominent, sloping site on the east side of Truro City Centre at the southern end of the A390 Tregolls Road which leads eastwards to the residential suburbs towards St Austell. St Paul's is a substantial church building built in three phases in the free Perpendicular style and consists of an aisled nave of six bays with a south porch at the west end, two-bay chancel with north organ chamber and south tower and vestry, with a crypt beneath. The nave and south aisle were constructed in 1848 by an unknown architect using Killas stone with granite dressings. The east end and north aisle were added in 1882-4 and 1889 respectively to designs by the renowned Victorian architect John Dando Sedding, with the tower being completed in 1910 after Sedding's death to less-elaborate designs by his nephew Edmund Sedding. The tower provides the building with considerable vertical emphasis and has formed a notable landmark when approaching the city centre from the east. These latter additions were constructed using a combination of killas, granite and Polyphant stone. The church is listed Grade II and is situated in the Truro Conservation Area.

#### **Background**

The building is in poor structural condition as a result of two main problems – historic structural movement associated with the addition of the tower and the decay of structural elements of the east end of the building constructed of Polyphant stone. In summary, the completion of the tower in 1910 resulted in the foundations settling and cracks appearing in the walls. Internal iron ties were added in 1914 to mitigate the effects of the settlement

(which are now showing signs of corrosion). Further concrete beams were inserted in 1953 following damage by a war-time bomb.

However, the more significant reason for the poor condition of both the tower and east façade stems from the use of polyphant stone externally and for structural purposes. Polyphant is a Cornish stone, quarried at the east of the county near Launceston. It is a soft soapstone used principally for internal purposes and weathers quickly when used externally, with an attributed lifespan of 100 years in these conditions. Because of this, it is rarely used externally.

In 2012, the cost of rectifying these structural defects was quoted in the region of £3.8 million. Using the Tender Price Index formula, this amounts to around £6 million at today's prices, exclusive of VAT and professional fees.

The church building was declared closed for regular public worship with effect from 27 October 2008. After closure discussions were held with Cornwall Council on options for community-based or other uses for the building. In 2013 and 2019 the building was placed on the open market through local agents - on each occasion expressions of interest were received and pursued, but on both occasions the interested bidders eventually withdrew as they could no longer make their proposals viable due to the costs involved in addressing the structural defects. These included exploring the options of partial demolition. Outside the formal marketing campaigns, throughout this period, the building continued to be advertised on the Church of England website, from which a number of parties expressed interest in the property, none of which were sustained after visiting the property and assessing its viability.

Over the years, despite expenditure on the building by the Diocese, the condition of St Paul's has deteriorated and is now a major health and safety risk. The decay of the polyphant stone has continued, with new evidence of ongoing structural movement in the east gable wall, and substantial repairs to the roofs and external walls around the building are needed. Exposure to vandalism, pigeon infestation and general deterioration have added to the substantial liability that falls on the Diocese for this property.

As such, the Diocese of Truro has reported to the Commissioners that it has exhausted all possibilities for finding an alternative use for the building and has requested the Commissioners to determine its future. The Diocese considers that demolition would enable the site to be used for something useful for the city, with residential being the most advantageous and realistic given the access constraints.

### **The Views of the Statutory Advisory Committee**

The Commissioners statutory advisors, The Statutory Advisory Committee of the Church Buildings Council (SAC) considered the church to be of moderate significance as a heritage asset, although the value of the church as a feature in the townscape lifted the overall assessment from moderate, to moderate to high. In this context the SAC noted the Historic England refusal of an application to raise the current listing from grade II to II\*. In the absence of a suitable use – and in the last resort – the SAC agreed that while it would regret the loss of the church, it would not object to the demolition of the church as a whole; adding that a cleared site offered better scope for replacing the church with a building of quality.

### **Demolition and Planning Considerations**

Church of England church buildings which are listed and those in a conservation area which are closed for regular public worship, and which are the subject of a Pastoral (Church Buildings Disposal) Scheme providing for demolition in pursuance of the Mission and Pastoral Measure 2011, are exempt from listed building control by virtue of section 60(7) of

the Planning (Listed Buildings and Conservation Areas) Act 1990. However, under an agreement made in 1978 and modified in 1986, the Commissioners have agreed to refer such cases to the Secretary of State for Housing, Communities and Local Government for a decision on whether a non-statutory public inquiry should be held where Historic England, the Statutory Advisory Committee, the local planning authority, or a national amenity society have lodged reasoned and sustained objections to a draft Scheme proposing demolition. The Commissioners have agreed to accept a recommendation from the Secretary of State following such an inquiry.

### **Correspondence**

Further information about the proposals may be obtained from the Case Officer, Adrian Browning by e-mail at [adrian.browning@churchofengland.org](mailto:adrian.browning@churchofengland.org) .

### **Representations against or in support of the draft Scheme**

Anyone may make a representation for or against any provision of the draft Scheme.

Representations should be sent to:

**Rex Andrew  
Pastoral and Closed Churches  
Church Commissioners  
Church House  
Great Smith Street  
London SW1P 3AZ**

Or by e-mail to: [\*\*rex.andrew@churchofengland.org\*\*](mailto:rex.andrew@churchofengland.org)

Any communication received after Monday 2 December 2024 cannot be treated as a representation.

If we receive representations against the draft Scheme, we will send all representations, both for and against, to the Bishop, whose view will be sought. Individual representors will then receive copies of our correspondence with the Bishop (including copies of all the representations) and they may comment further in writing to us in light of the diocesan response if they so wish.

If no representations against the Scheme are received the Commissioners shall make the Scheme and bring it into effect as provided for in the scheme and explained above.

Information on the Mission and Pastoral Measure 2011 and its procedures can be found on the Church Commissioners' website at [www.ccpastoral.org](http://www.ccpastoral.org) where there are also links to download copies of these notes and the draft scheme.

A M G Browning  
21 October 2024

**Application number: PA24/05886**

**Proposal:**

**Proposed change of use to C3 and associated internal works to form four residential apartments.**

**Applicant: Mr Dan Anson-Hart**

Thank you for the response from your City Council to the above proposal, the response to which I have set out below:

Truro City Council recommend refusal on the grounds that this is overdevelopment of the site leading to overlooking and substandard accommodation. The design pays little respect the conservation area and the row of listed buildings adjacent. A resubmission is welcomed that addresses these issues.

While I note the concerns outlined above, the officer recommendation is for approval with conditions. The recommendation is based upon the existing situation on the identified site, in respect of both the existing lawful use and the physical structure.

In relation to the potential for overdevelopment of the site and a substandard form of accommodation, it is accepted that the site is relatively constrained, with little clear space for private amenity. However, the building is large enough to accommodate the four flats proposed while providing sufficient internal space (in line with Housing Space Standards guidance), as would be expected for one/two bed flats, as well as ensuring sufficient natural light to living space from window openings. It is not therefore considered justifiable to raise concern in relation to internal space.

Turning to outdoor amenity, it is acknowledged that there is minimal amenity space. However, there is identified shared outdoor parking space and storage areas. The storage areas offer sufficient space for waste, recycling and a modest area to the rear which could accommodate space to store bicycles. It is not uncommon for flats to have little or no amenity space, particularly in central locations within settlements. In this case, the site is relatively central within Truro. It is not considered, in this circumstance and for this style of accommodation, that a lack of private amenity space is of overriding concern. Indeed, many people who this form of accommodation is targeted at may not desire private amenity space.

It is noted that parking provision is limited, with it being likely that only three cars could be accommodated on the site. However, given the highly accessible nature of the site, while noting that two of the flats proposed are only single bed units, this is

not considered of overriding concern. The existing use of the subject building is commercial; it is quite feasible that a lawful continuation of the exiting commercial use could involve vehicular trips to and from the site, as well as parking pressures, which are equal to or even exceed the requirements from residential accommodation. The availability of parking is therefore considered acceptable, with there being no demonstrable greater impact comparative to the existing, potential scenario.

In terms of visual impacts, it is noted that the proposal is not of high quality. However, this is a product of the circumstance in terms of re-using the existing building. The existing structure makes no positive contribution to the character of the area. The proposal in hand re-uses this same structure, therefore having, at worst, a neutral impact. Overall, it is considered to result in a minor positive visual impact, given the re-use will involve re-finishing the building and would likely ensure it is better maintained in the future.

Finally, in terms of amenities of adjoining property owners, various openings at ground floor level are proposed to be obscured to avoid direct intervisibility, while at upper floor, the different in land levels is sufficient to enable direct lines of sight to be avoided.

Taking the above points into account, it is not considered that there are any overriding reasons to refuse permission. The scheme enables the opportunity to bring back into viable use an existing structure, which otherwise makes no positive contribution to the area. This would enable the added contribution of 4 properties to the local housing supply on a previously developed, highly accessible location.

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.

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](#).*

Application	Decision	Truro City Council
PA24/03146   Proposed rear single storey extension to no. 32 and Proposed rear two storey extension to no. 31   31 And 32 St Austell Street Truro Cornwall TR1 1SE	Approved with conditions	Truro City Council recommend refusal of the application in agreement with the TCAAC.
PA24/06136   Erection of two B2 Industrial Units and one Class E (e) Business Unit without compliance with Condition 2 of decision notice PA23/08888 dated 03.01.2024.   Morse's Yard Heron Way Newham Truro Cornwall TR1 2XN	Approved with conditions	Support.
PA24/05832   Listed building consent for proposed opening up of block work section of rear boundary wall and associated to provide rear access and parking through no. 43 and removal of Holly Tree to rear (Listed Building Application for No 43 also submitted).   44 Lemon Street Truro Cornwall TR1 2NS	Approved with conditions	Truro City Council support the proposals, but request the applicant consider using one of the spaces as a secure covered cycle store in line with TKNDP T2 & EJ1 encouraging active travel in a well-connected city.
PA24/04373   Listed building consent for the proposed change of use from office to dwellinghouse and associated works.   72 Lemon Street Truro Cornwall TR1 2PN	Approved with conditions	Truro City Council support the applications but ask that a condition be applied preventing conversion into a HMO. The committee wish to request the applicant ensure access to the store is suitable and not in conflict with the security of the Lemon Street Market.
PA24/07115   Change of use from Use Class C1 to Use Class C3 to form 1 no. of dwellinghouse   The Townhouse 20 Falmouth Road Truro Cornwall TR1 2HX	Approved with conditions	Support.
PA24/03761   Rear Facing Balcony   25 Dudman Road Truro Cornwall TR1 3PR	Approved with conditions	Truro City Council object on the grounds that this would enable overlooking to the rear and sides.
PA24/05941   Listed Building Consent for internal upgrades to the Main Hall and Nature Gallery to support the installation of a new gallery fit-out.   Royal Cornwall Museum 25 River Street Truro Cornwall TR1 2SJ	Approved with conditions	Support.
PA24/06043   Rear extension to create open plan living area, and extension of existing detached garage to provide a gym/storage space with terrace/decking above   8 Treseders Gardens Truro Cornwall TR1 1TR	Approved with conditions	Truro City Council recommend refusal of the proposal on the basis of Southwest Waters objection
PA24/03770   Listed Building Consent to replace current roof covering of asbestos containing composite roof tiles with traditional natural slate.   1 Trennick Row Malpas Road Truro Cornwall TR1 1QL	Approved with conditions	Support.
PA24/05834   Retrospective Listed Building Consent for proposed retractable powered awnings, external heaters and lighting.   The Thomas Daniell Infirmary Hill Truro Cornwall TR1 2JA	Approved with conditions	Truro City Council recommend refusal of this retrospective application on the grounds that this creates damage to a listed building and is not respecting the conservation area setting, the

		committee mirror the views of the TCAAC and would like to add that they are disappointed this is a retrospective application.
PA24/06791   Application for works to Trees subject to Tree Preservation Order namely: T1 - 1 x silver maple - undertake crown reduction pruning ie height reduction of approx 2m, spread reduction to S, W & N approx 1.5-2m, spread reduction to E approx 3m T2 - 1 x norway maple - remove approx 4 x lower branches extending to SE Works to trees shrubs which probably post date 1988 Area TPO (included for transparency) G3 - 1 x medium leylandii, 2 x small thuja, 1 x small norway spruce - fell. G4 - Group of medium laurel stems (presumed outgrown hedge) - reduce height to 3m, reduce spread to E to 1.5m - to allow redevelopment as an effective / maintainable screen.   5 Lemon Gardens Falmouth Road Truro Cornwall TR1 2FH	Approved with conditions	Support.
PA24/06713   Listed building consent to uplift current flooring and replace with LVT laminate and none slip flooring, to build an accessible toilet, to install kitchen canopy/extractor fan, to repaint the shop front using a similar colour to the existing and to install a removable timber framed bar.   6 - 7 Lemon Street Truro Cornwall TR1 2LQ	Approved with conditions	Support.
PA24/06819   Application for works to Trees subject to Tree Preservation Order namely crown thinning trimming and reduction to two Yew trees (A7)   19 Woodland Court Truro Cornwall TR1 1XT	Approved with conditions	Support.
PA24/06907   Application for works to Trees subject to Tree Preservation Order namely crown raise the north side from 2m to 6m to Elms   1 Cotsland Road Truro Cornwall TR1 1YR	Approved with conditions	Support.
PA24/05232   Listed Building Consent for erection of illuminated and non-illuminated signs to the exterior of the building.   The Market Inn Back Quay Truro Cornwall TR1 2LL	Approved with conditions	26.07.24 Object. The property owner is commended for bringing back the property into operation, however the overall design was out of character with the Dutch gabled design. It is suggested that the topiary, which obscures the original fascia, be removed, that the lanterns and brackets are replaced with something less ornate and that the amenity boards and hanging sign are made out of wood rather than aluminium. Further it is suggested that the lighting

		<p>be reviewed and replaced with simpler, less distinct lighting more in keeping with the building and which focuses on illuminating the pub sign.</p> <p>23.09.24 Truro City Council support the application and record thanks to the applicant moving a long way to what is expected within the conservation area</p>
<p>PA24/07141   Single storey extensions to dwelling   12 Dudman Road Truro Cornwall TR1 3PP</p>	<p>Approved with conditions</p>	<p>Truro City Council support the application subject to any recommendations of the planning officer to deal with loss of light to the neighbouring property's kitchen.</p>
<p>PA24/07085   Application for works to a Tree subject to Tree Preservation Order namely T1 - Sycamore. Pollard the tree allowing more light and slowing the growth of the tree.   85 Penwethers Crescent Truro Cornwall TR1 3FX</p>	<p>Approved with conditions</p>	<p>Support.</p>