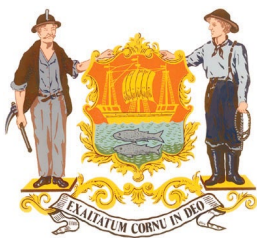


# TRURO CITY COUNCIL



**CITY OF TRURO**  
Roger Gazzard  
Town Clerk

Town Clerks Department  
Municipal Buildings  
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August 2023

To: The Mayor (Councillor Mrs C Swain)  
Deputy Mayor (Councillor S Rabey)  
Chairman and members of the  
Members of the **PLANNING COMMITTEE**

Dear Councillor

NOTICE IS HEREBY GIVEN that the meeting of the **PLANNING COMMITTEE** will be held  
At **TRURO COMMUNITY LIBRARY (LARGE COMMUNITY ROOM, TOP FLOOR), UNION PLACE** on  
**THURSDAY 7<sup>th</sup> SEPTEMBER 2023 at 7.00pm** for the transaction of the under mentioned business: -

## A G E N D A

**Members of the public** have the right to speak at meetings of Truro City Council's  
Planning/Committee during consideration of planning applications on Schedule 2 only, 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](mailto:info@truro.gov.uk) or letter to the Municipal Buildings, no later than 5pm on the Tuesday before the Thursday meeting. One of the Planning Clerks will confirm your request as soon as possible. This confirmation does not constitute that you will be able to speak – should there be more than one person requesting to speak this will be decided amongst the speakers themselves at the meeting. If this cannot be agreed, then the first to register will be permitted to speak. Any other member of the public is welcome to come to the meeting to listen. Please be aware that Truro City Council is only a consultee, and that Cornwall Council determines the outcome of all planning applications.*

Evacuation procedures to be read out by the Chairman at the start of the meeting.

1. **APOLOGIES**
2. **DISCLOSURE OR DECLARATIONS OF INTEREST**
3. **PLANNING MINUTES** (Appendix 1)  
To consider the minutes of the Planning Committee Meeting held 3<sup>rd</sup> August 2023.
4. **PLANNING CONSULTATION**  
To consider plans submitted in accordance with planning consultation procedure: -
  - (i) Schedule 1A – Recommendation “en bloc” (Appendix 2)
  - (ii) Schedule 1B - Conservation Area and Listed Building Applications.  
Recommendation “en bloc”, except for individual applications a Councillor may request to consider in greater detail at this meeting. (Appendix 3)

5. **TRURO TRANSPORT STRATEGY WORKING GROUP**

Standing Item for updates/discussion

6. **CORNWALL COUNCIL NOTICES**

(i) **Five Day Notices**

Report of five-day notices issued by Cornwall Council.

(Appendix 5)

(ii) **Premises Licence Application – Vertigo**

Members to consider the above.

(Circulated via email)

7. **CORRESPONDENCE**

8. **CHAIRMAN'S REPORT**

9. **DATE OF NEXT MEETING**

Thursday 5 October 2023. The agenda for the next Planning Committee to be held on 5 October 2023 will be prepared on Thursday 28 September 2023. In accordance with Minute 302 (03.12.12), should a member wish an item to be included on this agenda please inform the Town Clerk's office by Wednesday 27 October 2023 as no items other than those on the agenda can be considered at the meeting.



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**Proper Officer**

**MEETING OF THE PLANNING COMMITTEE HELD 3 AUGUST 2023  
at 7.45 pm**

**PRESENT:** Councillors Ambler, Pascoe (Chairman), Mrs Swain (Mayor), Rabey (Deputy Mayor), Walker-Sunderhauf, Webb, Wells and Wetherill.

**APOLOGIES:** Apologies of absence were received from Councillors Mrs Carlyon, Hall and Sealey

**136 DISCLOSURES OR DECLARATIONS OF INTEREST**

There were no disclosures or declarations of interest.

**137 PLANNING MINUTES**

The Minutes of the Planning Committee meeting held 6 July 2023 were considered for accuracy.

It was proposed by Councillor Webb, seconded by Councillor Wells, and

**RESOLVED** that the minutes of the Planning Committee meeting held 6 July 2023 were considered a correct record.

**138 PLANNING CONSULTATION**

**(a) Schedule 1A**

Further to all Councillors of Truro City Council being given the opportunity to submit comments to applications in their Ward (by an agreed deadline), and for Members of the Planning Committee to comment on this Schedule prior to publication of the agenda for this meeting, it was proposed by Councillor Ambler, seconded by Councillor Mrs Swain (Mayor), and that it be

**RESOLVED** that the recommendations contained within Schedule 1A, as proposed by the Chairman, be adopted by the Planning Committee.

**(b) Schedule 1B**

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

*(i) PA23/03179 – 1 Kingham Terrace  
Approval – No objections in principle. Subject to comments and/or conditions*

*(ii) PA23/04227 – 29 and 29A Lemon Street  
Approval – No objections in principle. Subject to comments and/or conditions*

*(iii) PA23/04228 – 29 and 29A Lemon Street  
Approval – No objections in principle. Subject to comments and/or conditions.*

*(iv) PA23/04665 – 1 Ferris Town  
Deferral – with request to see again.*

*(v) PA23/05576 – 19 Frances Street  
Approval – No objections in principle*

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 Ambler, seconded by Councillor Webb, that it be

**RESOLVED** that the recommendations contained within Schedule 1B, as proposed by the Chairman, be adopted by the Planning Committee.

**(c) Schedule 2**

The Committee considered plans submitted in accordance with the planning consultation procedure, details of which are attached (Schedule 2), and, that it be

**RESOLVED** that Cornwall Council be informed of the following recommendations as voted upon by Truro City Council's Planning Committee: -

**(i) Former Tennis Courts at Truro School Trennick Lane (1)**  
(PA23/05403)

Approval recommended for the relocation of minibus parking and delivery area, formation of access and construction of estates building subject to a condition that no vehicles have their engines left running after arriving on site and that the 4 sycamore trees being removed should be replaced with a similar species anywhere on the school site.

Proposer: Councillor Webb  
Seconder: Councillor Ambler

**(ii) 2 Beechwood Parc (2)**  
(PA23/05593)

Approval recommended for the proposed rear extension and associated works.

Proposer: Councillor Swain (Mayor)  
Seconder: Councillor Ambler

Members wished for a note to be sent to the Case Officer stating that they were concerned that details of the roof material were not provided and that clarity was required over what was happening to the staircase window.

**(iii) Higher Newham Farm (3)**  
(PA23/05609)

Deferral recommended for the submission of details to discharge Conditions 3, 4, 5, 7, 8 and 9 in respect of Decision Notice PA19/01094 dated 1<sup>st</sup> April 2022 due to insufficient information being provided.

Proposer: Councillor Pascoe  
Seconder: Councillor Swain (Mayor)

Councillor Wetherill wished the contents of an email she had circulated to the Committee ahead of the meeting to be sent to the Case Officer:

***Condition 3: approval of the details of the proposed construction of the pedestrian/cycle path linking Morlaix Avenue to Arch Hill as detailed on approved plan: PHL-211 REVISION C (reserved matters application: PA19/01094). The submitted details are in documents 0825-03-GA-101 to 105***

- 1. The path along Morlaix Avenue is shown as a shared cycle/pedestrian path of 3m wide incorporating a .5m 'rumble strip' next to the carriageway - similar to parts of the shared path along the A390 between Newbridge and the P&R. In our response please can we express concern that there is no segregation from the carriageway. Although the speed along this stretch of Morlaix Avenue is***

*being reduced to 40mph this is a steep incline with people cycling downhill towards Newham potentially having to pass close to fast moving cars, particularly when having to pass someone cycling or walking up the path towards Arch Hill. This is reminiscent of the shared path from Union Hill to Tresillian.*

2. ***Please can we express concern that there is no safe provision linking the end of the path with Newham Road (0825-03-GA-105)***
3. *There is no safe provision linking the top of the path with either an onward path along the A390 or to the top of Falmouth Road. Cyclists are simply advised to 'rejoin the carriageway' at what could not be a more dangerous location! (0825-03-GA-101 and 0825-03-GA-111-D - showing lines and signs). I appreciate that this issue should have been addressed at Reserved Matters stage **but I think we should still make this point in our response to this application.***

#### **Condition 5: details of the estate roads etc**

Drawing 03-GA-112 shows the proposed detail for the linings and signage at the new signalised junction with Morlaix Avenue. This shows a 30mph speed limit sign on entering the estate access road. I think this should be 20mph especially with the upcoming roll out of the Truro 20 mph scheme. The new shared path along Morlaix Avenue crosses this junction and there is no cycle path into the estate (just a pavement). There is a build out a little way down the access road but until then (or after then depending which way you are cycling) it could be quite a fast environment. There are build outs on roads 3 and 2 which will slow traffic down but I think ***we should comment that there should be clear signage that this estate is a 20mph zone.***

#### **Condition 4: Details of the paths identified as purple and red dashed lines on drawing PHL -211 revision D....to include the final surface finish and timing of their delivery.**

These are intended to be walking/cycling routes. However, I can't seem to find documents relating to these details in the submission. These details are important especially as one leads to Higher Newham Lane and could provide a good off-road cycle route to Newham Road. ***Please can we seek these details from Cornwall Council in our response so that we can then comment further when we receive them.***

#### **139 TRURO TRANSPORT STRATEGY WORKING GROUP Standing Item for Updates/Discussion**

There was nothing to discuss from the Truro Transport Strategy Working Group as there had not been another meeting since recommendations were last discussed. The Chairman informed Members that a meeting was due to take place on 17<sup>th</sup> August.

#### **140 CORNWALL COUNCIL NOTICES Five Day Notices and Licensing.**

The report was noted.

#### **141 STREET NAMING**

The Chairman explained to Members that he had received a request from the Technical Coordinator at Countryside Partnerships asking Members to suggest 13 street names and 8 court names for the development at Higher Newham Farm.

The Chairman felt that all Members should be asked for their suggestions, not just the Planning Committee and it was therefore agreed that the Planning Clerk would

email all Members asking for their suggestions by 1<sup>st</sup> September to enable the Chairman to respond to Countryside Partnerships with the City Council's suggestions.

**142 CORRESPONDENCE**

There was no correspondence to report.

**143 CHAIRMAN'S REPORT**

There was nothing to report.

The meeting closed at 8.17pm.

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Chairman

DRAFT

# Schedule 1A

## PLANNING APPLICATIONS – FOR THE MEETING OF 7 SEPTEMBER 2023

### SCHEDULE 1A – To Receive a Single Recommendation for the Entire Schedule at the Meeting.

*If Members of the Planning Committee wish for an application to be transferred to Schedule 2, please inform the Chairman and Clerk by Thursday 31<sup>st</sup> August at 5pm for it to be included on the agenda. Please use material planning considerations only.*

*If the recommendation already states “transfer to schedule 2” there is no need to comment further on this application until the meeting.*

Application Details	Proposal	Ward	Recommendation from Chairman/ Vice-Chairman & Councillors
<b>(1) PA23/04943</b> <b>30 Penwethers Lane</b>	Proposed demolition of existing mundic block property and construction of replacement. Temporary siting of static caravan	<b>Boscawen and Redannick</b>	Schedule 2
<b>(2) PA23/05958</b> <b>Electricity Sub-Station on the West side of Upland Crescent</b>	Works to trees under a tree preservation order (TPO) namely: Tag 01317 - Ash - Remove lower branches. Tag 01318 - 4 dying Elms - fell all 4 trees. Tag 01319 - Turkey Oak - clear branches to give 3 metre clearance around lamppost.	<b>Tregolls</b>	Approval recommended
<b>(3) PA23/06089</b> <b>Trenhale, 16 Treseders Gardens</b>	Create additional storey over existing garage building.	<b>Moresk and Trehaverne</b>	Approval recommended
<b>(4) PA23/06478</b> <b>21 Trehaverne Vean</b>	Works to trees subject to a tree preservation order (TPO) Reduce Maple to approx 3m, Fell Sycamore replant with Silver Birch. Reduce the limbs from the Beeches	<b>Moresk and Trehaverne</b>	Approval recommended in line with the comments of the Tree Officer.
<b>(5) PA23/06402</b> <b>147 Bodmin Road</b>	First floor extension to 147 Bodmin Road to provide additional bedrooms and loft insulation. Replacement of ground floor rear uPVC conservatory with timber framed conservatory. Porch and hallway extension added on to existing garage at front.	<b>Moresk and Trehaverne</b>	Approval recommended
<b>(6) PA23/05933</b> <b>J Sainsbury plc, Treyew Road</b>	Replacement and new refrigeration equipment with associated works on store rooftop.	<b>Boscawen and Redannick</b>	Approval recommended

# Schedule 1A

<p><b>(7) PA23/06658</b>  <b>2 Trewinnard Grove</b></p>	<p>Works to a tree subject to a Tree Protection Order: Oak (T1). Full removal of tree. Tree has a significant lean and weighting towards the applicant's garage, as well as the neighbour's garage. Low stability due to loosening of earth around the roots. Smaller tree (Magnolia or Acer) will replace the Oak approximately 1-2m towards fence line and away from the property.</p>	<p><b>Moresk and Trehaverne</b></p>	<p>Approval recommended</p>
<p><b>(8) PA23/05474</b>  <b>Rosedale Playing Field, Hunkin Close</b></p>	<p>Works to trees under a tree preservation order (TPO): T3 (Ash) - Fell. G1 (Hazel) - Coppice hazel stem at height of 2m. G2 (Sycamore) Remove 3 lowest branches.</p>	<p><b>Moresk and Trehaverne</b></p>	<p>Approval recommended in line with the comments of the Tree Officer.</p>
<p><b>(9) PA23/05997</b>  <b>Nyewood, Malpas Road</b></p>	<p>Works to Trees subject to Tree Preservation Order for Sycamore (T1) - fell. Tree has large basal stem which has 'torn out' and is laying at the top of the steep embankment, caught up in amongst neighbouring trees. Remaining stem has a deep area of advanced decay and is hollowed out into the root plate. Structural integrity compromised, large heavy limb projecting towards and over highway. Tree poses significant hazard. There is no intention to replant the tree as it is a self seeded sycamore and the location would not suit replanting.</p>	<p><b>Tregolls</b></p>	<p>Approval recommended</p>
<p><b>(10) PA23/04831</b>  <b>Trevarth, 14 Penair Crescent</b></p>	<p>Works to trees subject to a tree preservation order TPO T1 Oak. T2 Beech. T3 Oak. T4 Oak</p>	<p><b>Tregolls</b></p>	<p>Approval recommended</p>
<p><b>(11) PA23/05624</b>  <b>Benson House, Moresk Road</b></p>	<p>Works to trees under a tree preservation order (TPO) namely: Sycamore Remove lowest branches to lift canopy</p>	<p><b>Moresk and Trehaverne</b></p>	<p>Approval recommended</p>
<p><b>(12) PA23/06477</b>  <b>Land rear of 68 Malabar Road</b></p>	<p>Construction of a single detached dwelling</p>	<p><b>Gloweth, Malabar and Shortlanesend</b></p>	<p>Schedule 2</p>

# Schedule 1B

## PLANNING APPLICATIONS – FOR THE MEETING 7 SEPTEMBER 2023

### SCHEDULE 1B – APPLICATIONS WITHIN THE CONSERVATION AREA/LISTED BUILDING APPLICATIONS

*These applications have been seen by ward members/Planning Committee within the month and therefore have recommendations (far right column). However, following recommendations from the Truro Conservation Area Advisory Committee, these applications may be revisited, upon request, at the Planning Committee meeting.*

*This schedule (minus any applications revisited at the meeting) will then receive a single ‘en-bloc’ recommendation as per Schedule 1A. If Members of the Planning Committee wish for an application to be transferred to Schedule 2, please inform the Chairman and Clerk by Thursday 31<sup>st</sup> August at 5pm*

*for it to be included on the agenda. Please use material planning considerations only.*

*If the recommendation already states “transfer to schedule 2” there is no need to comment further on this application until the meeting.*

<b>Application Details</b>	<b>Proposal</b>	<b>Ward</b>	<b>Recommendation from Chairman/ Vice-Chairman &amp; Councillors</b>
<b>(1)(a) PA23/04427 43 Lemon Street</b>	Proposed change of use from office to residential with some minor internal alterations.	<b>Moresk and Trehaverne</b>	Schedule 2
<b>(b) PA23/04428 43 Lemon Street</b>	Listed Building Consent for the above	<b>Moresk and Trehaverne</b>	Schedule 2
<b>(2) PA23/05668 5, 6, 8 Walsingham House Walsingham Place</b>	Listed building consent to upgrade the existing camera units which are in-situ	<b>Moresk and Trehaverne</b>	Approval recommended
<b>(3) PA23/06210 The Coach House, 35 Carclew Street</b>	Planning application for change of use of vacant office building to dwelling	<b>Moresk and Trehaverne</b>	Approval recommended

# Schedule 1B

<p><b>(4)(a) PA23/06398</b>  <b>Barclays, 13-14 King Street</b></p>	<p>The replacement of one external ATM.</p>	<p><b>Moresk and Trehaverne</b></p>	<p>Approval recommended</p>
<p><b>(b) PA23/06399</b>  <b>Barclays, 13-14 King Street</b></p>	<p>Listed Building Consent for the above</p>	<p><b>Moresk and Trehaverne</b></p>	<p>Approval recommended</p>
<p><b>(5)(a) PA23/06109</b>  <b>Chapel House, Agar Road</b></p>	<p>Small Car Port/Garage, 3m x 2.5m x 2.5m made of oak timber frame construction &amp; natural slate tile roof located on the sloping driveway enclosed at the front side of the property.</p>	<p><b>Moresk and Trehaverne</b></p>	<p>Approval recommended</p>
<p><b>(b) PA23/06110</b>  <b>Chapel House, Agar Road</b></p>	<p>Listed Building Consent for the above</p>	<p><b>Moresk and Trehaverne</b></p>	<p>Approval recommended</p>
<p><b>(6) PA23/05118</b>  <b>Tregolls House, 44-46 Falmouth Road</b></p>	<p>Change of use of 24 Bedsit house in multiple occupation into 23 studio flats and associated works.</p>	<p><b>Boscawen and Redannick</b></p>	<p>Schedule 2</p>

# Schedule 2

**PLANNING APPLICATIONS – FOR THE MEETING OF 7 SEPTEMBER 2023**  
**SCHEDULE 2 – Applications to be considered at the Meeting.**

<b>Application Details</b>	<b>Proposal</b>	<b>Ward</b>	<b>Recommendation from Chairman/ Vice-Chairman &amp; Councillors</b>
<b>(1)(a) PA23/04427</b> <b>43 Lemon Street</b>  <b>(b) PA23/04428</b> <b>43 Lemon Street</b>	Proposed change of use from office to residential with some minor internal alterations.  Listed Building Consent for the above	<b>Moresk and Trehaverne</b>  <b>Moresk and Trehaverne</b>	
<b>(2) PA23/04943</b> <b>30 Penwethers Lane</b>	Proposed demolition of existing mundic block property and construction of replacement. Temporary siting of static caravan	<b>Boscawen and Redannick</b>	
<b>(3) PA23/05118</b> <b>Tregolls House, 44-46 Falmouth Road</b>	Change of use of 24 Bedsit house in multiple occupation into 23 studio flats and associated works.	<b>Boscawen and Redannick</b>	
<b>(4) PA23/06477</b> <b>Land rear of 68 Malabar Road</b>	Construction of a single detached dwelling	<b>Gloweth, Malabar and Shortlanesend</b>	

## Five Day Notices

Planning Application	Truro City Council Comments	Case Officer Comments	Outcome
<p><b>PA22/03461 and PA22/03462</b></p> <p><b>Change of use of shop into residential unit, replacement of windows, installation of air source heat pumps, car port and solar panels</b></p>	<p>Approval recommended for the change of use and associated works.</p>	<p>There are a number of concerns with the proposals: namely, the impact of the carport on the historic environment due to it's scale; loss of historic fabric/replacement of windows without adequate justification and inappropriate use of upvc; lack of information with regards to the impact of the ASHPs on the historic environment; flood risk (subject to further comments off EA)</p> <p>I am therefore recommending the application for refusal.</p>	<p>Agree with Case Officer recommendation.</p>