

# TRURO CITY COUNCIL



CITY OF TRURO

Town Clerk's Department  
Municipal Buildings  
Boscawen Street  
Truro TR1 2NE  
Tel. (01872) 274766  
www.truro.gov.uk  
email: info@truro.gov.uk

28 November 2025

To: The Mayor (Honorary Freeman Wells), Deputy Mayor (Councillor Rich), Chairman (Councillor Swain), Vice-Chairman (Councillor Wetherill) and Councillors Carlyon, Claxton, Collins, Douglas-Martin, Nolan, Griffiths, Tann, Tucker and other members of Truro City Council *for information*.

Dear Councillor

NOTICE IS HEREBY GIVEN that the meeting of the **PLANNING & LICENSING COMMITTEE** will be held at the **COMMITTEE ROOM (FIRST FLOOR), MUNICIPAL BUILDINGS, BOSCAWEN STREET, TRURO, TR1 2NE** on **THURSDAY 04 DECEMBER 2025** at **7.00pm** for the transaction of the under mentioned business:

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

## A G E N D A

### 1. COUNCILLORS IN ATTENDANCE AND APOLOGIES

To **note** apologies.

### 2. DECLARATIONS OF INTEREST

To **receive** and **resolve** on any dispensation requests.

### 3. MINUTES (Appendix A pg3 – TCAAC to follow)

- a. To **resolve** to approve the minutes of the Planning Committee meeting held on 13 November 2025.
- b. To **note** the minutes of the Truro Conservation Area Advisory Committee meeting held 02 December 2025.

### 4. PLANNING CONSULTATION

To **consider** and **resolve** on plans submitted in accordance with planning consultation procedure: 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. Applications to be voted on en bloc.

- i. [PA25/08483](#) | Works to tree subject to a Tree Preservation Order, namely 1) Ash: Prune back to boundary line to suitable growth points. | Brunel Court Truro Cornwall
- ii. [PA25/08488](#) | Works to Trees covered by a Tree Preservation Order (TPO) - Leylandii x 3 - Reduce to 15ft Monoliths. | Street Record Elm Court Truro Cornwall
- iii. [PA25/08548](#) | Works to Tree covered by a Tree Preservation Order (TPO) - Beech - Light crown raise up to 3m of the smaller epicormic limbs, up to 30mm diameter and a general crown reduction of 1.5m with no limb over 50mm removed. | 8 Park View Truro Cornwall TR1 2BN
- iv. [PA25/08513](#) | Works to trees subject to a Tree Preservation Order (TPO), works include T36 Oak - light prune to natural growth points to clear building by 1m and 2.5m height clearance G13 Sycamore (x3) - crown raise to natural growth points to give 2.5m clearance; remove 1 branch over path at point of origin T50 Sweet Chestnut - raise canopy over play to give natural growth points to give 5m clearance; raise canopy over seating to natural growth points to give 2.5m clearance | St Marys Church Of England School Higher Trehaverne Kenwyn Truro Cornwall TR1 3RJ
- v. [PA25/08085](#) | Re-roofing to replace asbestos slates with natural Cupa 12 grey slates with red clay ridges | Meeting House Cottage Friends Way Truro Cornwall TR1 1HF
- vi. [PA25/08253](#) | Replacement of an Unsympathetic Extension with a Single-Storey Pitched Roof Extension. | 2 Belmont Villas The Avenue Truro Cornwall TR1 1HS

- vii. [PA25/08426](#) | Proposed change of use of first and second floor offices to one residential flat | First And Second Floor Offices 9 River Street Truro Cornwall TR1 2SQ
- viii. [PA25/08427](#) | Listed Building Consent for proposed change of use of first and second floor offices to one residential flat | First And Second Floor Offices 9 River Street Truro Cornwall TR1 2SQ
- ix. [PA25/08440](#) | Works to Trees within a Conservation Area (TCA) - T1 - Sycamore - Remove. T2 - Crown Raise over highway to 5.2 metres. | 9 De Luci Park Truro Cornwall TR1 2FB
- x. [PA25/08634](#) | Works to trees within a Conservation Area - T1 Sycamore - Fell to ground level due to damage caused to retaining wall. No space for replant | Devington Hall Agar Road Truro Cornwall
- xi. [PA25/08761](#) | Works to Tree covered by a Tree Preservation Order (TPO) - Willow - Reduction, overall approx 2m to be removed, reducing the crown from a 9m spread to 5m | 22 Union Place Truro Cornwall TR1 1EP
- xii. [PA25/08762](#) | Works to Tree covered by a Tree Preservation Order (TPO) - Eucalyptus - reduce the limbs over the road, and back from the house, no limb over 70mm to be removed. | 2 Moresk Gardens Truro Cornwall TR1 1BJ

**b. Applications to be considered individually at this meeting.**

- i. [PA25/08259](#) | Construction of six new dwellings and associated works with variation of conditions 2, 4, 6, 7, 9 and 11 in respect of decision notice PA22/11019 dated 15/08/2023 | Land Adjacent Hangmans Cottage Hamilton Close Truro Cornwall
- ii. [PA25/08272](#) | Construction of three residential dwellings and associated works | Land Adjacent Hangmans Cottage Hamilton Close Truro Cornwall
- iii. [PA25/07659](#) | Construction of two dwelling houses and associated works (self-build and custom build) | Land South Of Plynts House Old Falmouth Road Truro Cornwall TR1 2HN
- iv. [PA25/08414](#) | Proposed outline application with all matters reserved for the construction of a 2-bedroom house with garden amenity area and off-road parking | Land East Of 103 Malabar Road Malabar Road Truro Cornwall TR1 3QU
- v. [PA25/08489](#) | Reserved matters application following Outline approval PA25/00426 dated 03.04.2025 for access, appearance, landscaping, layout, scale for construction of a 2-bedroom house with garden amenity area, parking and formation of off-road parking | 130 Moresk Road Truro Cornwall TR1 1BL
- vi. [PA25/08704](#) | Listed building consent for the erection of a decorative iron work veranda across the SW elevation of the property | 9 The Parade Malpas Road Truro Cornwall TR1 1QE
- vii. [PA25/08703](#) | Erection of a decorative iron work veranda across the SW elevation of the property | 9 The Parade Malpas Road Truro Cornwall TR1 1QE

**5. LICENSING**

None.

**6. URGENT APPLICATIONS**

To **discuss** and **resolve** a comment on any planning or licencing 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**

- a. To **consider** the Update - Call for sites. ([Appendix B pg7](#))
- b. To **note** the appeal decision for Cooper Signs PA24/05886 dated 18 11 2025. ([Appendix C pg11](#))
- c. To **consider** a statutory consultation on a proposed scheme, Ferris Town: Pedestrian Crossing and Parking Restrictions. ([Appendix D pg20](#))

**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 E pg26](#))

To **note** the decisions on applications by the Local Planning Authority since the last meeting of the Planning Committee.

10. **TRURO TRANSPORT STRATEGY WORKING GROUP**

Standing item for discussion / update.

To **recommend** to Council that £10,000 be budgeted for additional resources to progress the strategy.

11. **CHAIRMAN'S REPORT**

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

12. **ITEMS FOR FUTURE MEETINGS**

TKNDP Steering Group Terms of Reference

13. **DATE OF NEXT MEETING**

Thursday 8 January 2026

A handwritten signature in black ink, appearing to be 'DR' with a stylized flourish.

David Rodda MBE  
**Town Clerk**

# TRURO CITY COUNCIL



CITY OF TRURO

Town Clerks Department  
Municipal Buildings  
Boscawen Street  
Truro TR1 2NE  
Tel. (01872) 274766  
Fax. (01872) 225572  
www.truro.gov.uk  
email: info@truro.gov.uk

## MEETING OF THE PLANNING AND LICENSING COMMITTEE HELD 23 OCTOBER 2025 AT 1900 IN COMMITTEE ROOM (FIRST FLOOR), MUNICIPAL BUILDINGS, BOSCAWEN STREET, TRURO, TR1 2NE

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

**ALSO IN ATTENDANCE:** William Thorpe-Stanley (Committee Clerk)

**APOLOGIES:** --

### 1 COUNCILLORS IN ATTENDANCE AND APOLOGIES

The were no apologies.

P/25/1020

### 2 DECLARATIONS OF INTEREST

Councillor Collins - item 5.a. - non-pecuniary - to leave the room.

P/25/1021

### 3 MINUTES

**a** The minutes of the Planning & Licensing Committee meeting held on 23 October 2025 were considered for accuracy. It was proposed by Councillor Tucker, seconded by Councillor Douglas-Martin, and **RESOLVED** that they be considered a correct record and signed.

**P/25/1022**

**b** The minutes of the TCAAC meeting held 11 November 2025 were **noted**.

P/25/1023

### 4 PLANNING CONSULTATION

#### **a En bloc applications.**

- |  |            |
|--|------------|
| i. The Mallows Kenwyn Church Road Truro Cornwall TR1 3DR<br>Support. | PA25/07674 |
| ii. 3 Monterey Gardens Truro Cornwall TR1 1JP<br>Support.            | PA25/07730 |
| iii. 6 Barton Meadow Kenwyn Truro Cornwall TR1 3NJ<br>Support.       | PA25/07518 |
| iv. 64 Tregolls Road Truro Cornwall TR1 1LD<br>Support.              | PA25/07834 |
| v. 2 Cathedral View Kenwyn Truro Cornwall TR1 3UF<br>Support.        | PA25/07810 |
| vi. Bodinnick Kenwyn Church Road Truro Cornwall TR1 3DR<br>Support.  | PA25/07906 |
| vii. 41 Tregolls Road Truro Cornwall TR1 1LE<br>Support.             | PA25/07264 |

- viii. Alverton Manor Hotel Tregolls Road Truro Cornwall TR1 1ZQ PA25/07952  
Support.
- ix. 19 Lemon Street Truro Cornwall TR1 2LS PA25/07859  
Support.
- x. 6 The Close Truro Cornwall TR1 1LY PA25/08105  
Support.
- xi. CMA House Newham Road Newham Truro Cornwall TR1 2SU PA25/08186  
Support.

It was proposed by Councillor Swain, seconded by Councillor Tucker, and **RESOLVED** that Truro City Council submit the Chairmans' recommendations in response to consultations for the above applications. **P/25/1024**

**b Applications considered individually.**

**iv Land Off Higher Besore Road Gloweth Truro Cornwall (PA25/08194)**

The applicant Mr Walker spoke in support of the application.

Members felt the scheme was innovative, and were supportive of the improvements proposed including PV panels, EV charging, and covered areas.

It was proposed by Councillor Tann, seconded by Councillor Tucker and **RESOLVED** to support the application. Councillor Griffiths requested that his abstention from the vote was recorded. **P/25/1025**

**iii Land North Of A390 Threemilestone Truro Cornwall (PA25/07310)**

The Langarth Technical Lead Mr Cleghorn spoke in support of the application.

It was proposed by Councillor Wetherill, seconded by Councillor Tann and **RESOLVED** to support the application, request the case officer consider a condition of consent that requires a maintenance and management plan to be approved by the Council prior to commencement, and highlight that the cycle parking design may not be best for the protection of bikes where a Sheffield stand would be more suited on this important connection to Truro. **P/25/1026**

**i Hutton Heights Highertown Truro Cornwall (PA25/07012)**

Councillors considered this to be a visual improvement to the building, but had questions about the impact on surface water drainage and strength of the existing structure.

It was proposed by Councillor Wetherill, seconded by Councillor Collins and **RESOLVED** to support the application adding that some members with local knowledge raise concerns of mundic. **P/25/1027**

**ii Treseder House 111 Moresk Road Truro Cornwall TR1 1BP (PA25/07196)**

Members were disappointed to lose a supported living facility but appreciated that it was no longer viable and welcomed use being made of the building to prevent deterioration.

It was proposed by Councillor Swain, seconded by Councillor Collins and **RESOLVED** to support the application. **P/25/1028**

[Councillor Rich joined the meeting at 20:11. Councillor Collins left the room at 20:12.]

**5 LICENSING**

- a** LI25\_005906 - Zafiro's 3 New Bridge Street, Truro, TR1 2AA  
It was proposed by Councillor Swain, seconded by Councillor Tucker and **RESOLVED** to support the grant of the license subject to approval by the police licencing officer, except on Christmas Eve and Boxing Day. Councillor Carlyon requested her vote against the motion be recorded. **P/25/1029**

[Councillor Collins entered the room at 20:25.]

- b** LI25\_006027 - The Green, Truro College, Haven House, Quay Street, Truro, TR1 2HE  
It was proposed by Councillor Tann, seconded by Councillor Claxton and **RESOLVED** to support the grant of the license subject to approval by the police licencing officer. Councillor Carlyon requested her vote against the motion be recorded. **P/25/1030**

**6 URGENT APPLICATIONS**

None. **P/25/1031**

**7 CORRESPONDENCE**

- a** A letter confirming a TPO at HALCYON, CRESCENT ROAD, TRURO was **noted**. **P/25/1032**

**8 COMMUNITY HIGHWAYS IMPROVEMENT PROGRAMME 2026-2029**

Members discussed a suggestion to improve a junction with a raised table, considering the impacts to the Conservation Area and whether or not alternative solutions may be more cost effective.

[Councillor Rich left the meeting at 20:53.]

It was proposed by Councillor Swain, seconded by Councillor Wetherill to **recommend** to Council that the scheme for submission to the expression of interest be improvements to the Fairmantle - Lemon Street - Charles Street junction to address speed, volume, and pedestrian contact with vehicles as this is the main walking route for many to Bosvigo school and a part of the National Cycle Network. **P/25/1033**

**9 DELEGATION OF POWER**

None. **P/25/1034**

**10 DECISIONS**

The decisions by Cornwall Council since the last meeting of the planning committee were **noted**. **P/25/1035**

**11 TRURO TRANSPORT STRATEGY WORKING GROUP**

No update. **P/25/1036**

**12 CHAIRMANS REPORT**

None. **P/25/1037**

**13 DATE OF NEXT MEETING**

The date of the next meeting is 04 December 2025. **P/25/1038**

The meeting closed at 21:01.

-----  
Chairman

Dear Clerk

We are writing to update you on our Call for Sites as well as our new **Call for Large Sites**. The findings of both of these calls, together with other data sources such as planning records, will inform the next Local Plan including strategic options for the distribution of development and site allocations – as well as what development may take place meanwhile.

The work we are doing at the moment is evidence gathering. We are awaiting confirmation of when we can make a formal start on the next Local Plan which will include full public consultations on policy, distribution options and allocations.

### **Call for Sites Update**

Thank you very much for any site submissions and any site feedback you have already contributed towards our Call for Sites. There are now further sites and draft site assessments have taken place.

Each site put forward for development which has passed our screening tests has been given a high level assessment. This includes a traffic light score for location, suitability, availability and achievability (viability) as well as an indication of the potential use, amount of development and timeframe for development.

Our assessment methodology can be viewed on our [Call for Sites](#) page. It follows Government advice and has been informed by the Housing and Economic Land Availability Assessment (HELAA) Panel (a body of development industry experts – this is standard practice). It is “policy-off” e.g. in terms of scale and location, allowing future policy options to be informed by what sites are known to be available. Given the very large number of sites, individual site assessments at this stage do not consider landscape constraints in any detail for example.

The Call for Sites will be reported in the Housing and Economic Land Availability Assessment (HELAA) which will be a technical evidence document for the next Local Plan. The HELAA does not change the planning status of any land or suggest that planning permission will be granted if we receive an application. Evidence built through the process will however be used to support allocations where appropriate and may support the submission of planning applications.

Individual draft site assessments and a link to the map of sites are available to review on our [Call for Sites](#) page. If you have previously commented on a site this will have been considered in the site assessment.

Further comments on any sites and their development potential are welcome via the [Local Council Call for Sites Survey](#). This includes whether you would support the site coming forward/being allocated and whether there are practical constraints you are aware of. You can also comment on individual site assessments through the form. We are asking for this feedback by **30<sup>th</sup> January 2026** please.

We are also continuing to welcome new sites from local councils, landowners, residents and other stakeholders via our [Call for Sites](#) page. Where you are proposing a site through a Neighbourhood Priorities Statement or allocation it is not necessary to submit the land through the Call for Sites as well although you are welcome to do so e.g. if you have particular details or an update to include such as the site's availability.

### **New: Call for Large Sites – new settlements and strategic scale growth options**

As part of our evidence gathering we are also carrying out a further call specifically looking for larger scale sites. These are sites which could accommodate over 800 homes. Such sites tend in practice to include 1,500 to 3,000 dwellings. By their definition these sites will be large. They will need to comprise a mix of housing, employment and recreation uses and facilities, and be served by adequate infrastructure. Proposals could be extensions to existing settlements or new communities. In all cases they need to be masterplanned to show how they integrate into their location.

We will be encouraging schemes which are not solely about building houses but will reflect their scale and location, with an ethos on creating thriving communities; each featuring a distinct sense of place and tailored to local challenges and opportunities. We will be focussing on the importance of careful design for the creation of high quality places, supported by long-term stewardship. Early investment in social and economic infrastructure, good transport connections and environmental resilience will also be required to create sustainable communities.

Below are some examples of new communities that have been approved in Cornwall in the last 10 years and which are now being developed:

- Treledan (Broadmoor Farm) Saltash – approx 1000 homes
- West Carclaze Garden Village St Austell – approx 1500 homes
- Langarth Garden Village Truro – approx 3500 homes
- Nansledan Newquay – approx 4000 homes

Submissions need to include the completion of the Call for Large Sites form and an illustrative masterplan (one per site) that set out how the sustainable development principles will or can be achieved.

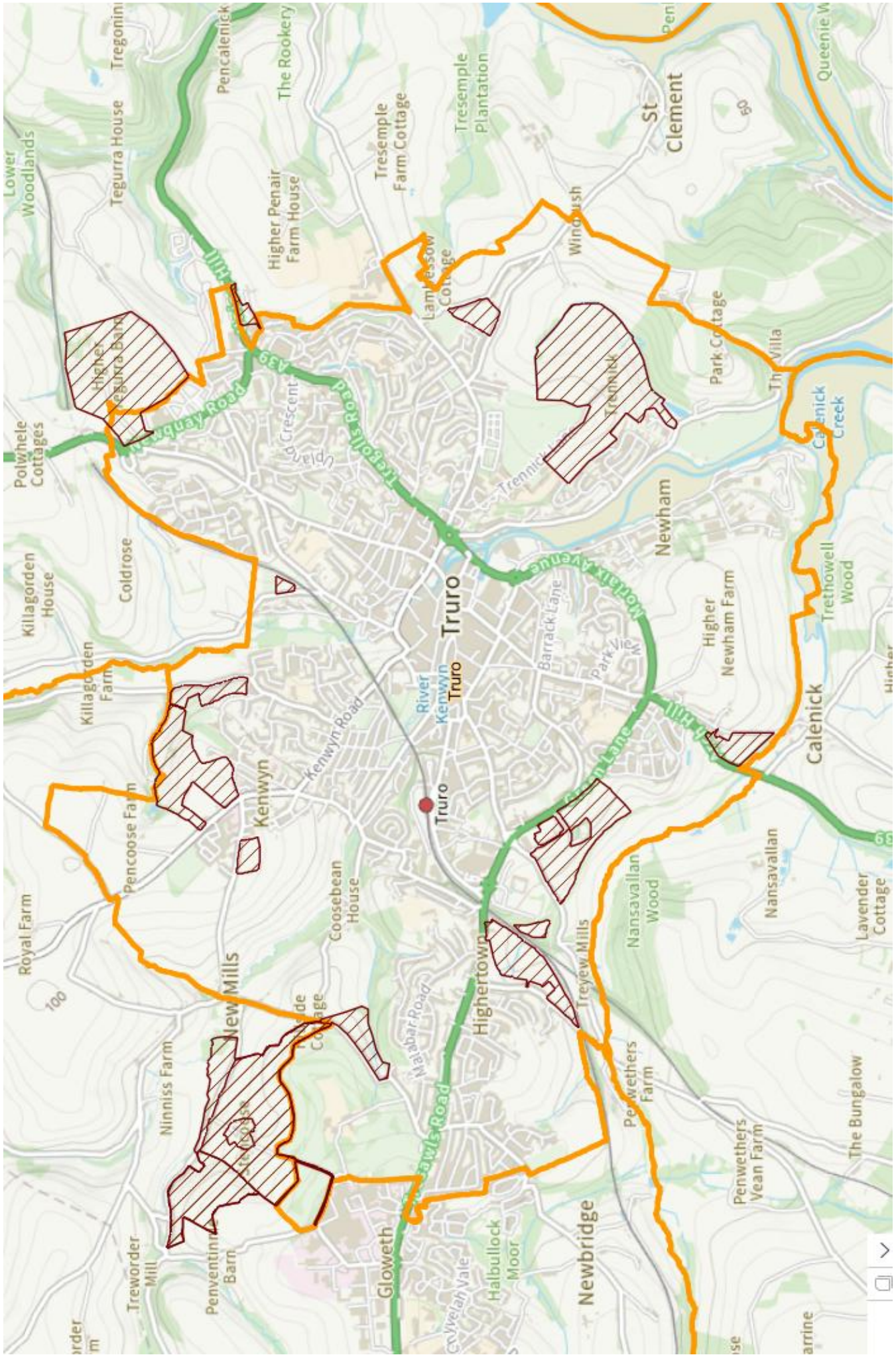
We do not envisage there to be many opportunities for this scale of development however if you are aware of any sites in your area with landowners who may be interested in making a submission to us of this nature we would be grateful if you could forward them our [Call for Sites](#) page which contains further details. Large site submissions received by **30<sup>th</sup> January** will be reviewed in February 2026.

We will consult you on the findings of the Call for Large sites in the spring.

If you have any queries on our calls for sites please do not hesitate to contact us.

### **Local Plan Team**

This e-mail and attachments are intended for above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please e-mail us immediately at [enquiries@cornwall.gov.uk](mailto:enquiries@cornwall.gov.uk). Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Security Warning: It is the responsibility of the recipient to ensure that this e-mail and any attachments are virus free. The Authority will not accept liability for any damage caused by a virus.



---

## Appeal Decision

Site visit made on 21 October 2025

by **S Harrington MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 18 November 2025

---

**Appeal Ref: APP/D0840/W/25/3362746**

**Cooper Signs, The Parade, Malpas Road, Truro, Cornwall TR1 1UJ**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
  - The appeal is made by Mr Dan Anson, Cornwall Living Property Ltd against the decision of Cornwall Council.
  - The application Ref is PA24/05886.
  - The development proposed is change of use and associated internal works.
- 

### Decision

1. The appeal is allowed and planning permission is granted for change of use and associated internal works at Cooper Signs, The Parade, Malpas Road, Truro, Cornwall TR1 1UJ in accordance with the terms of the application, Ref PA24/05886, subject to the conditions in the attached schedule.

### Applications for costs

2. An application for costs was made by Cornwall Living Property Ltd against Cornwall Council. This application is the subject of a separate Decision.

### Main Issue

3. The main issue is the effect of the proposal on the living conditions of neighbouring occupiers at No.6 the Parade, with particular regard to overlooking and privacy.

### Reasons

4. The appeal building is a two-storey industrial building located to the rear of a terrace of residential dwellings at The Parade. In order to facilitate the proposed change of use, amongst other things, additional new window openings are proposed to the southeast elevation, as well as other fenestration amendments.
5. The Council's reason for refusal (RfR) primarily relates to the proposed new first floor window to the southeast elevation. However, whilst not articulated in the RfR, the Council's appeal statement also raises concerns that there would remain a perception of overlooking from windows on the southwest elevation.
6. The rear of the properties at The Parade directly opposite the appeal site feature a single storey projecting element, with separation distances of windows and doors to the appeal building stated by the Council to be less than 4m. First floor separation distances are stated to be some 10.5m.
7. It is proposed that windows closest the neighbouring properties along the Parade, namely those on the southwest elevation, would be obscure glazed and non-

opening up to a height of 1.6m. Given that the neighbouring properties are at a slightly lower level than the appeal property, obscure glazing up to a height of 1.6m would be sufficient to prevent direct overlooking to ground floor windows. Moreover, given the potential existing use of the property and existing obscure glazed windows, any additional 'perceived' overlooking from future occupants would not be significant.

8. In terms of the proposed first floor window on the southeast elevation serving a living area, this window would directly overlook a neighbouring parking area, a garden area associated with No.6 The Parade, and at greater distance, the rear of properties along The Parade.
9. Due to separation distance and oblique viewing angles this window would not result in significant overlooking of neighbouring windows at The Parade. However, it would result in some direct overlooking of parts of the neighbouring garden, which I observed currently benefits from some privacy.
10. The parties have suggested that this window could be obscure glazed. The appellant's suggestion of obscure glazing to 1.6m above floor level, combined with an oblique overlooking angle, would sufficiently prevent line of sight and significant downward overlooking into the area of garden closest to the appeal building which currently benefits from a level of privacy.
11. The ground floor southeast elevation window serving a living area would directly overlook the neighbouring parking area. Nevertheless, this parking area is open and clearly observed from people using the adjacent road. Therefore, the proposal would not result in a significant harmful increase in overlooking of this area, or indeed ground floor windows along The Parade.
12. Finally, proposed bathroom windows on the southeast elevation which would directly overlook the neighbouring garden area are also proposed to be obscure glazed and restricted opening. This would be sufficient to prevent any overlooking. Obscure glazing can be secured through the use of a planning condition. As such, the effect on privacy would not be significant or unreasonable.
13. To conclude, the proposal would not result in harm to the living conditions of occupiers of No.6 the Parade, with particular regard to overlooking and privacy. It would therefore comply with Policy 12(2) of the Cornwall Local Plan Strategic Policies 2010-2030 which amongst other things, requires development to protect individuals from overlooking and unreasonable loss of privacy.

### **Other Matters**

14. Obscure glazing of the first floor window to the southeast elevation would result in both windows serving the living area of this particular apartment being obscure glazed in part. Nevertheless, given the room is served by two large windows with upper parts being clear, sufficient light would be achievable in the rooms, with some outlook being afforded through the upper part of the windows. As such, the proposal would provide sufficient living conditions for future occupants in terms of outlook and light.
15. The adjacent 'The Parade' are a Grade II listed terrace of properties. The appeal building is also within the Truro Conservation Area (CA). The significance of The Parade derives in part from their historic and architectural values as examples of

period buildings. The immediately surrounding area provides a setting which allows an appreciation of The Parade's values, thereby positively contributing to its significance.

16. Despite featuring aluminium framed windows, and the existence of a sandstone wall, the appeal building as a whole is of a basic form. The proposal would involve minor changes in external appearance, which whilst including the replacement of the windows with upvc frames, would not significantly alter its appearance, or have any material effect to the setting of The Parade. As such, the proposal would, in so far as it relates to this appeal, have a neutral effect on the significance of The Parade.
17. The significance of this part of the CA is derived from historic built form and the pattern of development illustrating the expansion of Truro from the Middle Ages<sup>1</sup>. Due to its basic form and age, the appeal building makes no positive contribution to the significance of the CA. Given the retention of the building and the modest changes proposed, the proposal, in so far as it relates to this appeal, would have a neutral effect on the significance of the CA.
18. Various other matters in addition to the main issue above have been raised by interested parties. Although a concern is raised in relation to 'stink pipes', the appellant has clarified that these are fan extract grills. Given their modest size, purpose and location, these would not harmfully impact neighbouring occupiers living conditions.
19. Whilst I am told the appeal building has been used for business purposes for decades and a local artist has an interest in purchasing the building, evidence before me indicates that the property has unsuccessfully been marketed for 13 months from March 2023 to April 2024. I have no substantive evidence that this marketing was inappropriate or flawed in any respect. The Council have accepted that there is no demonstrable overriding concern in respect of loss of the site as a business/ employment site, and I see no reason to disagree.
20. The proposed apartments all meet national described space standards, provide waste storage areas, potential cycle parking, modest shared outdoor space and would afford intended occupants satisfactory living conditions. Although only two vehicle parking spaces are provided, the proposal is in a location with high levels of accessibility to services and facilities within Truro and a range of transport options. Given the above, I do not find that the proposal would result in overdevelopment of the appeal site.
21. I have no substantive evidence that any required statutory consultation has not been carried out. Moreover, the appellant states that community engagement was carried out, with a meeting held with the Parade Resident's Association on the 19<sup>th</sup> July 2024.
22. Although it is inevitable that some disruption will occur during the implementation of the planning permission, this would be short term. Whilst the appeal building is in reasonably close proximity to neighbouring dwellings, I see no reason why, given the relatively small scale of the proposal and scope of works, this cannot be implemented without undue disruption to neighbouring occupiers.

---

<sup>1</sup> Identified within the Truro Conservation Area Appraisal (2010) and Conservation Area Management Plan (2010)

23. The appeal site is within the zone of influence of the Penhale Dunes and Fal and Helford Special Area of Conservation (SACs). The Cornwall Council European Sites Mitigation - Supplementary Planning Document – July 2021 (SPD) explains that the Penhale Dunes SAC is important and has qualifying features because of the specified range of rare plant species amongst the shifting sand dunes. The Fal and Helford SAC qualifying features include saltmarsh, intertidal mudflats, subtidal sandbanks, large shallow inlets and bays, estuaries and reefs.
24. Recreational activity within these areas has the potential to disturb the habitats. The SPD concludes that additional residential development within the identified zones of influence, in combination with other residential development, would likely increase recreational visits and, thereby, increase disturbance to the habitats. There is, therefore, an impact pathway between additional residential development in the zone of influences and a resulting likely significant effect on the qualifying features of the SACs.
25. As recreational pressure would compromise the sites conservation objectives as detailed in the SPD, an adverse effect on integrity cannot be ruled out. In this case, without mitigation the additional residents who would occupy the proposal would be, in combination with other schemes, likely to adversely affect the SACs by way of increased recreational disturbance.
26. A strategic mitigation scheme is available, and the SPD sets out a series of measures, which include a Strategic Access Management and Monitoring plan, to mitigate the effect of increased recreational pressure resulting from additional residential development within the zones of influence. Natural England have been consulted as part of the appeal process and have not objected to the proposal subject to securing a financial contribution. In this case, the appropriate financial contribution has been demonstrated to have been paid to the Council.
27. On this basis, in carrying out the Appropriate Assessment, the adverse effects of the proposal on the integrity of the SACs would be avoided. For these reasons, the proposal would not harm the integrity of the SACs.

### **Conditions**

28. The Council has provided a list of suggested conditions in the event of the appeal being allowed, which I have assessed and, where necessary, amended wording with regard to the advice provided in the Planning Practice Guidance. In addition to the standard time condition, it is necessary for a condition to confirm the approved plans in the interests of certainty.
29. In the interests of the character and appearance of the area, conditions are necessary requiring full details and the implementation of hard and soft landscaping, and waste and recycling storage prior to occupation. A further condition is necessary to ensure cycle parking is provided in order to promote sustainable modes of travel.
30. Conditions are also required to ensure bat boxes and bee bricks are installed prior to occupation, and the development is carried out in accordance with recommendations of the submitted Bat, Barn Owl and Nesting Bird Survey in order to ensure impacts to protected species are avoided and the interests of ecology.

31. A condition is necessary to ensure windows to the southwest elevation, and new bathroom windows and first floor living area window on the southeast elevation shall be obscure glazed to an appropriate level of obscurity, and restricted opening. However, whilst the Council have suggested an amended condition in relation to proposed obscure glazing to the ground floor living area window on the southeast elevation, I have found that this window would not result in significant harmful overlooking. Furthermore, I have found that restricted opening and obscure glazing to a height of 1.6m would be sufficient.
32. Finally, the Council have suggested a condition preventing any new openings being constructed on the southeast and southwest elevations. However, given the proposal relates to residential apartments, the express grant of planning permission would in any case be required for such openings. Therefore, such a condition is not necessary or reasonable.

### **Conclusion**

33. For the reasons given above the appeal should be allowed.

*S Harrington*

INSPECTOR

## Schedule

### Conditions

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
- 2) The development hereby permitted shall be carried out in accordance with drawing nos: 2169/101; 2169/102Rev A; 2169/103Rev A; SMT 2169/205Rev A; SMT 2169/206; SMT 2169/207; SMT 2169/208.
- 3) The development hereby permitted shall not be occupied until full details of hard and soft landscaping have been submitted to and approved in writing by the local planning authority.

All planting/seeding/turfing shall be carried out in the first planting season following the occupation or completion of the development, whichever is the sooner. All hard landscaping shall be completed prior to the first occupation of the development.

- 4) The development hereby permitted shall not be occupied until dedicated, secure cycle parking has been provided, in accordance with details which have first been submitted to and approved in writing by the local planning authority. The cycle parking shall thereafter be retained and maintained as such.
- 5) The development hereby permitted shall not be occupied until waste and recycling storage has been provided, in accordance with details which have first been submitted to and approved in writing by the local planning authority. The waste and recycling storage shall thereafter be retained and maintained as such.
- 6) The development hereby permitted shall not be occupied until a scheme for the incorporation of bat boxes and bird boxes and bee bricks at a minimum rate of one measure per apartment has been submitted to and approved in writing by the local planning authority. Such details shall include the location and specific details of each feature. The approved features shall be installed prior to the occupation of the apartments to which they relate and shall thereafter be retained and maintained as such.
- 7) Obscure glazing shall be provided as indicated on approved plan reference SMT 2169/208 and where indicated, the obscure glass shall extend to 1.6 metres from internal floor level.

In addition, the first floor living area window opening on the southeast elevation shall also be obscure glazed and the obscure glass shall extend to 1.6 metres from internal floor level.

Obscure glazing shall be provided to level 3 or higher on the Pilkington scale of privacy or equivalent, and fixed shut prior to the first occupation of any apartment which they serve and shall be retained as such thereafter.

- 8) The development shall proceed in accordance with the recommendations outlined within section 5 of the submitted Bat, Barn Owl and Nesting Bird Survey, prepared by Wheal Grey Ecology Ltd and dated June 2024.

\*\*\*End of Conditions\*\*\*

---

## Costs Decision

Site visit made on 21 October 2025

by **S Harrington MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 18 November 2025

---

### **Costs application in relation to Appeal Ref: APP/D0840/W/25/3362746**

#### **Cooper Signs, The Parade, Malpas Road, Truro, Cornwall TR1 1UJ**

- The application is made under the Town and Country Planning Act 1990, sections 78, 322 and Schedule 6, and the Local Government Act 1972, section 250(5).
  - The application is made by Cornwall Living Property Ltd for a full award of costs against Cornwall Council.
  - The appeal was against the refusal of planning permission for change of use and associated internal works.
- 

### **Decision**

1. The application for an award of costs is refused.

### **Reasons**

2. Parties in planning appeals normally meet their own expenses. However, the Planning Practice Guidance (PPG) advises that costs may be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process. Furthermore, the PPG indicates that local planning authorities will be at risk of an award being made against them if they fail to produce evidence to substantiate each reason for refusal.
3. The applicant claims that the Council acted unreasonably during the determination process as the Council's planning committee did not follow the Officers recommendation for approval and did not consider mitigation strategies offered by the applicant.
4. Whilst a planning committee is entitled to make decisions that are contrary to the officer recommendation, there is an expectation that where this occurs it should show reasonable planning grounds for taking a contrary decision and produce sound, substantive and defensible evidence on appeal to support the decision in all respects.
5. In this case whilst it will be seen from my main decision that I have found that a planning condition could overcome the concerns, the issue of overlooking and the effect on neighbouring occupiers living conditions is one which is a matter of judgement. The Council Members in this case were entitled not to accept the professional advice of Officers so long as a case could be made for the contrary view.
6. The Council's reason for refusal is sufficiently unambiguous and refers to relevant development plan policies. Furthermore, the Committee Meeting minute outlines that Members were made aware by the Principal Development Officer of mitigation

measures proposed to minimise the impact of the proposal on adjoining gardens and properties from overlooking. A reasonable planning balance was exercised by the Council having regard to adopted development plan policy in reaching their decision.

7. As a result, I cannot agree that the Council has acted unreasonably in this case. As such there can be no question that the applicant was put to unnecessary or wasted expense.
8. Therefore, unreasonable behaviour resulting in unnecessary or wasted expense has not occurred and an award of costs is not warranted.

*S Harrington*

INSPECTOR

**Subject: Statutory Consultation on Proposed Scheme**  
***Truro, Ferris Town: Pedestrian Crossing and Parking Restrictions***

We are pleased to inform you that the proposed scheme is now open for consultation. For your convenience, we have enclosed the relevant documentation.

Please note that the consultation period will close on Friday 19<sup>th</sup> December 2025.

If you wish to submit your representation, please refer to the enclosed letter for detailed instructions on how to do so. Or visit

<https://letstalk.cornwall.gov.uk/truro-ferris-town-pedestrian-crossing-and-parking-restrictions>

Additionally, please be aware that the Council may be required to disclose this email under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004.

Many thanks

Niall Parkinson

**Niall Parkinson EngTech MICE | Engineer**  
Cormac Solutions Ltd | Infrastructure Group  
[Niall.Parkinson@cormactd.co.uk](mailto:Niall.Parkinson@cormactd.co.uk)  
[www.cormactd.co.uk](http://www.cormactd.co.uk)

**Murdoch Building, Radnor Road, Scorrier, Cornwall, TR16 5EH**

This e-mail and attachments are intended for above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please e-mail us immediately at [info@corservltd.co.uk](mailto:info@corservltd.co.uk) Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Security Warning: It is the responsibility of the recipient to ensure that this e-mail and any attachments are virus free. Corserv will not accept liability for any damage caused by a virus. Corserv Solutions Ltd - A Cornwall Council Company Registered in England No. 07737430. Registered office: Western Group Centre Radnor Road, Scorrier, Redruth, Cornwall, England, TR16 5EH. Consider the environment; do you really need to print this email? Let us know if you need any assistance such as help with mobility, vision or hearing, or information in a different format.



**My ref:** Infra23-198 24  
**Date:** 27/11/2025

Dear Resident

## **Pedestrian Crossing and Parking Restrictions – Ferris Town**

Cormac, on behalf of Cornwall Council, is inviting comments on a proposal to provide a new pedestrian crossing across Ferris Town in Truro and make changes to the existing parking restrictions.

Installation of an uncontrolled pedestrian crossing across Ferris Town, connecting the pedestrian route from the train station to the southern side of the footway. This will provide a better crossing point across the road highlighted by the different surface treatment. This crossing location will create a safer option than existing crossing options at the Ferris Town/St George’s Road/Frances Street junction.

Ferris Town is part of Truro’s busy western bus corridor linking Truro city centre with Treliske, Truro College and destinations in the west of Cornwall. Up to 30 bus movements per hour are scheduled through Ferris Town at peak times. The relatively narrow carriageway on Ferris Town means that any vehicles stopping can cause severe congestion leading to increased journey time for buses and an increase in air pollution from idling vehicles.

The existing “No loading” kerb blips will be extended along Ferris Town and converted from Monday to Saturday to be instead 7 days a week. The changes to the existing parking restrictions will result in a reduction of vehicles parking or stopping along the road during the AM and PM peak when a large number of buses utilise this route. Buses and residents will benefit from reduced journey times and reduced pollution levels.

If you have any comments to make on the proposals, I would be grateful to receive them no later than:

**19/12/2025**

To respond to this consultation:

1. Use Cornwall Council's Let's Talk site, an on-line facility for viewing and responding to Council consultations. This can be accessed by visiting <https://letstalk.cornwall.gov.uk/transport> or by using the QR code below.



2. E-mail [traffic@cormacltd.co.uk](mailto:traffic@cormacltd.co.uk), quoting the scheme name and reference, and indicating your support or objection to the proposals.
3. Respond in writing using the attached Consultation Response Form, indicating your support or objection to the proposals. Please return the form to the address shown at the foot of it.

If you wish to discuss any aspect of this scheme, please do not hesitate to contact me.

Yours sincerely

Jasper Boden  
Senior Technician  
**Infrastructure Design**  
Tel: 01872 327 281  
Email: [jasper.boden@cormacltd.co.uk](mailto:jasper.boden@cormacltd.co.uk)



## Infrastructure Design Consultation Response Form

**Scheme Name:** Ferris Town, Truro, Pedestrian Crossing and Parking Restrictions  
**Scheme Reference:** Infra23-198 24  
**Designer Name:** Jasper Boden  
**Start of Consultation:** 27/11/2025  
**End of Consultation:** 19/12/2025

**Title:** Mr  Mrs  Miss  Ms  Other

**Name:**  
Please print in block capitals

**Organisation:**

**Address:**

**Postcode:**

**E-mail:**

**Date:**                    /                    /                   

                                  DD                    MM                    YYYY

What is your view on this scheme?  
1. (please tick one)                    **Support**                     **Object**

2. Please use the box below to provide any comments you have with regards to this scheme. If you wish to object to the proposal, you **must** state your reasons for doing so.

.....

.....

.....

.....

.....

.....

.....

.....

Please continue overleaf if necessary

**Please return this form to:**                    **Infrastructure Design** Western Group Centre,  
Radnor Road, Scorrier, Redruth TR16 5EH  
traffic@cormacltd.co.uk

## Privacy Information

Cormac collects personal information from you when you register a consultation response. We will use this information to assist in collating feedback and to respond to you if we require clarification or further information on the response you have provided. The secure management of your information is very important to us and work has been undertaken to ensure that the Company is GDPR compliant.

If you choose not to provide your address with your response or withdraw your personal information before completion of the scheme, we regret that we may be unable to consider your response in regard to a particular aspect of it. Nonetheless, any points made will still be considered as general comments.

You can find out more information about how your information is used, how we maintain the security of your data and your rights in regard to the information we hold about you on our website: <https://www.corservltd.co.uk/privacy-and-cookie-policy/>

If you have any other queries regarding the use of your data, you can contact the Data Protection Officer at Corserv Solutions Ltd, Western Group Centre, Radnor Road, Scorrier, Redruth TR16 5EH or phone 01872 323 313.

# PROPOSAL

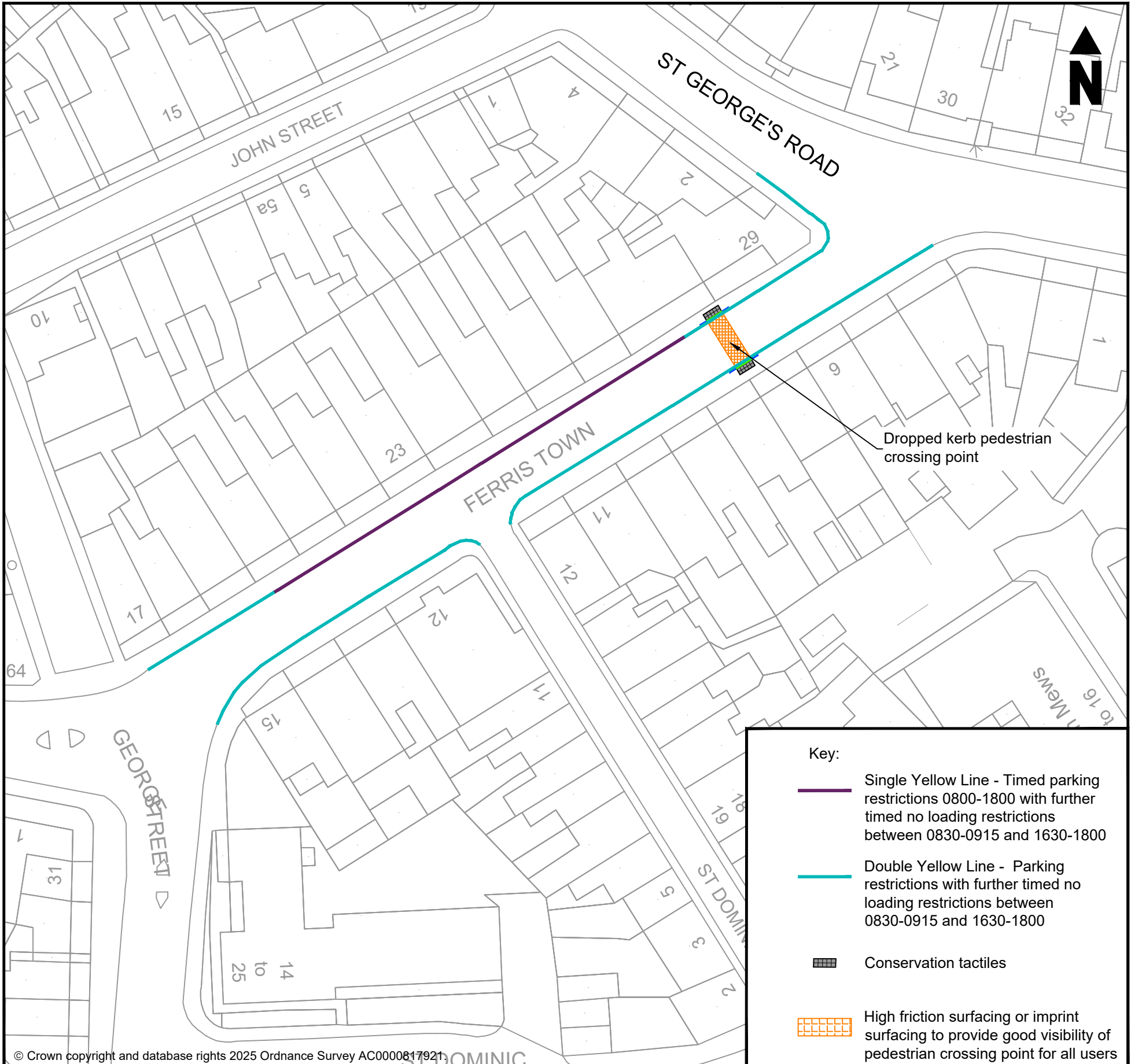
# CORMAC

on behalf of Cornwall Council, is inviting comment on the following proposal  
**Infra23-198 Ferris Town, Truro**  
**Pedestrian Crossing and Parking Restrictions**



A DIVISION OF  
 CORSERV  
 A CORNWALL  
 COUNCIL COMPANY

Date	Originator	Document ref.
18/11/2025	JB	Infra23-198_SN24



Please visit [letstalk.cornwall.gov.uk/transport](https://letstalk.cornwall.gov.uk/transport) to obtain further information, or contact us using the details below:  
 Email: **traffic@cormacltd.co.uk**  
 Telephone: **01872 327 250**

Please quote reference: **INFRA23-198\_SN24**

Alternatively, copies of the draft proposals and plans are available for public inspection during normal office hours at: **New County Hall, Treyew Road, Truro TR1 3AY**

Please scan the **QR Code** to respond online via Let's Talk Cornwall:  
 (<https://letstalk.cornwall.gov.uk/transport>)

**Consultation end date: 19/12/2025**

Alternatively, please send any comments or objections, specifying the grounds on which they are made via email, or in writing to:  
**Cormac Infrastructure Design, Corserv Solutions Ltd, Radnor Road, Scorrier, Redruth, TR16 5EH.**

"QR Code" is a registered trademark of DENSO WAVE INCORPORATED.

Privacy Notice  
 Corserv Solutions Limited t/a Cormac requests personal information when you respond to this consultation for the purposes of collating feedback and/or responding to any comments received. This information is destroyed within 12 weeks of the scheme's completion, although you may request this earlier by contacting us. If you choose not to provide an address or other personal information, or withdraw these before the scheme's completion, we regret that we may be unable to consider your response in regards to a particular aspect of the scheme. In line with the GDPR you can find further details on how Cormac may use any information you supply, how we maintain the security of your data and your rights in regard to the information we hold about you on our web-site: <https://www.corservltd.co.uk/privacy-and-cookie-policy/>

Please note that it may also be necessary to include any information you provide in publicly available documents or to disclose it to third parties under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. Please contact the below if you have any concerns or queries regarding the processing of your information.  
 Data Protection Officer, Corserv Solutions Limited, Western Group Centre, Radnor Road, Scorrier, Redruth, Cornwall, TR16 5EH

Application	Decision	Truro City Council
<b>PA25/06565</b>   Remove the existing garden shed and replace with a new larger shed in a more discrete and appropriate position   2 Sisters Steps Corte Spry Truro Cornwall TR1 2GL	Approved with conditions	Support.
<b>PA25/06786</b>   Partial demolition of existing rear extension and wooden shelter, replacement single story rear extension and associated internal alterations.   Naturally Learning Limited Boslowen 17 Treyew Road Truro Cornwall TR1 2BY	Approved with conditions	Support.
<b>PA25/07185</b>   Works to Trees covered by a Tree Preservation Order (TPO) - TRUO141- Sycamore. Crown lift over road to 4m. TRUO146- Alder. Crown lift to 3m   Street Record Tregian Close Truro Cornwall	Approved with conditions	Support.
<b>PA25/06725</b>   Listed building consent for roof replacement and associated maintenance works at 15 St Georges Road Truro.   15 St Georges Road Truro Cornwall TR1 3JE	Approved with conditions	Support.
<b>PA25/06013</b>   Listed Building Consent for the facade Repairs & Internal Refurbishment Works to Grade II Listed Public House Including Emergency and Invasive Investigation Works as Required   The Market Inn Back Quay Truro Cornwall TR1 2LL	Approved with conditions	Support.
<b>PA25/07172</b>   Works to Trees covered by a Tree Preservation Order (TPO) - TRUO256 - Willow - Pollard to approx 4m. TRUO134 - Lime - Crown lift to 4m over pavement. TRUO250 - Ash - Dismantle. TRUO251 - Ash - Dismantle. TRUO252 - Ash - Dismantle. TRUO253 - Ash - Dismantle.   Street Record Tristan Road Truro Cornwall	Approved with conditions	Truro City Council support a crown lift, but do not accept that felling works take place without further information being provided.
<b>PA25/07195</b>   Application for tree works in a Tree Preservation Order (TPO): Dismantle an Ash tree   Lander Court Strangways Terrace Truro Cornwall TR1 2NH	Approved with conditions	Support.
<b>PA25/05662</b>   Advertisement consent for three non-illuminated signs to the shop frontage.   Unit 1 Pydar Street Truro Cornwall TR1 2BD	Approved with conditions	<b>Fri 24 Oct 2025</b> Truro City Council object to the proposal until a painted timber scheme is presented.
<b>PA25/06479</b>   Advertisement Consent to install non-illuminated 2 x fascia signs, projecting sign, window and door graphics relating to the business within   106 Kenwyn Street Truro Cornwall TR1 3BX	Approved with conditions	Support the application subject to the comments of the TCAAC being taken into consideration; primarily that the materials be amended to painted timber and to request the property street number be included.
<b>PA25/06485</b>   Listed Building Consent for:- Proposed non-illuminated fascia signs, window graphics, door graphics, projecting sign and re-painting of windows and door frames   106 Kenwyn Street Truro Cornwall TR1 3BX	Approved with conditions	Support the application subject to the comments of the TCAAC being taken into consideration; primarily that the materials be amended to painted timber and to request the property street number be included.

<b>PA25/06606</b>   Works to Trees covered by a Tree Preservation Order (TPO) - T13 - Turkish Oak - Remove lateral limb extending from neighbour's property over our property. T14 - Oak - Raise crown to level of ivy growth and remove broken limb. T15 - Oak - Raise crown removing lower dead limbs. Oak between the TPO trees requires similar work to raise crown, remove lower limbs that extend into garden and clear limbs with dead sections.   8 Huthnance Close Truro Cornwall TR1 1YT	Approved with conditions	Support.
<b>PA25/03126</b>   Alterations to redundant first and second floor space above High Street offices to form three apartments and associated works   Stephens And Stephens The City Foundry 10 Princes Street Truro Cornwall TR1 2ES	Approved with conditions	Support.
<b>PA25/03127</b>   Listed Building Consent for alterations to redundant first and second floor space above High Street offices to form three apartments and associated works   Stephens And Stephens The City Foundry 10 Princes Street Truro Cornwall TR1 2ES	Approved with conditions	Support.
<b>PA25/06595</b>   To create a new, well insulated larger family living space with direct access to the garden area.   Belvedere House Tregurra Lane Truro Cornwall TR1 1RD	Approved with conditions	Support.
<b>PA25/07521</b>   Proposed Loft Conversion including 2 No front facing rooflights and rear dormer   10 Adelaide Terrace Truro Cornwall TR1 3EJ	Approved with conditions	Support the application and request that the Truro Conservation Area Advisory Committee's comments on window style be considered.
<b>PA25/04943</b>   Roof Conversion with Rear Dormer Style Extension, Internal Renovation & Associated Works.   12 Hurland Road Truro Cornwall TR1 2BU	Approved with conditions	Truro City Council support the proposal adding that the visual balance of the windows could be improved, there should be clarification of the cladding material, and it is expected that the colour of the doors and soffits match the retained elements.
<b>PA25/06738</b>   Works to trees subject to a Tree Preservation Order - crown reduction/topping and removal of dead/diseased branches of Ash trees   3 Penair Crescent Truro Cornwall TR1 1YS	Approved with conditions	Support.
<b>PA25/05930</b>   To create off street parking space with electric vehicle charging point.   2 Trennick Row Malpas Road Truro Cornwall TR1 1QL	Refused	Recommend refusal of the scheme as amending the front elevation would adversely disturb the continued line of the row. Concern for pedestrian and cyclist safety will be risked in dropping the curb and allowing vehicular movements across the narrow pavement. An alternative scheme that utilises the rear of the property to facilitate electric vehicle charging is invited. If approved the surface should be permeable.

<b>PA25/05931</b>   Listed building consent to create off street parking space with electric vehicle charging point.   2 Trennick Row Malpas Road Truro Cornwall TR1 1QL	Withdrawn	As above.
--	-----------	-----------