

**MEETING OF THE PLANNING COMMITTEE HELD 2 MARCH 2023
at 7.00 pm**

PRESENT: Councillors Ambler, Mrs Carlyon, La Borde, Mrs Nolan, Nolan, Pascoe (Chairman), Sealy, Mrs Swain, Walker-Sunderhauf, Webb and Wells

APOLOGIES: Apologies of absence were received from Councillors Hall and Smith

Also in attendance:

Russell Dodge, developer for Old County Hall (PA21/11890 & PA21/12000);
Abe Simpson, developer for Land west of 4 Hamilton Close (PA23/00973);
Sarah Howie, applicant for 23 Treworder Road, (PA22/11465);
David Rabey, applicant and member of the Truro Community Hub Project Steering Group and a trustee of Truro Methodist Church (PA22/10849), and Matthew Small, neighbour of Truro Methodist Church (several members of the public were also in attendance for this application but did not speak);
Ben Wood, agent for Comprigney, Comprigney Hill (PA23/00436 & PA23/00437), as well as for The Office Nightclub, River Walk (PA23/00550 & PA23/00551)

At the start of the meeting, the Chairman informed Members of the evacuation procedures.

356 DISCLOSURES OR DECLARATIONS OF INTEREST

There were no disclosures or declarations of interest

357 PLANNING MINUTES

The Minutes of the Planning Committee meeting held 2 February 2023 were considered for accuracy.

Councillor Mrs Carlyon asked if she could speak on any of the items and the Chairman confirmed that the Planning Committee consider the minutes for accuracy and at Council, Councillors could speak further on any items that had recommendations from the Committee.

It was proposed by Councillor Sealy, seconded by Councillor Mrs Swain, and unanimously

RESOLVED the minutes of the Planning Committee meeting held 2 February 2023 were considered a correct record.

358 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, 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 March meeting cycle were as follows:

(i) PA21/11890 & PA21/12000 – Old County Hall, Station Road

Deferral, with request to see again.

*(ii) PA23/00070 24 – 25 Boscawen Street
Approval in principle, subject to comments*

*(iii) PA23/00309 & PA23/00310 38 – 39 Lemon Street
Approval, no objections – see comments*

*(iv) PA23/00336 & PA23/00740 – Cornwall Rural Community Council, 2 Princes Street
Deferral, with request to see again – see comments*

*(v) PA23/00436 & PA23/00437 – Comprigney, Comprigney Hill
Approval in principle – see comments (subject to conditions)*

*(vi) PA23/00550 & PA23/00551 – The Office Nightclub, River Walk
Refusal – objections*

*(vii) PA23/00621 & PA23/00622 – 11 St George's Road
Approval in principle – see comments*

*(viii) PA23/00865 – 14 Carvoza Road
Deferral, with request to see again. See comments.*

*(ix) PA23/00897 – Barclays, 20 – 21 Lemon Street
Approval – see comments*

*(x) PA23/00940 – Truro Courts of Justice
Approval – no objections*

*(xi) PA23/00985 – City Hall, Boscawen Street
Approval – see comments*

*(xii) PA23/01032 – Rosewin Cottage, 9 Rosewin Row
Approval – no objections*

*(xiii) PA22/10849 – Truro Methodist Church, Union Place
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 Ambler, seconded by Councillor Mrs Swain, that it be

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

(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) Old County Hall, Station Road (1 & 2)
(PA21/11890 & PA21/12000)

Approval recommended for the conversion of Old County Hall and the erection of the new building.

Proposer: Councillor Webb (Mayor)
Seconder: Councillor Ambler

(ii) **Land West of 4 Hamilton Close** (10)
(PA23/00973)

Approval recommended for the Technical Details Consent.

Proposer: Councillor Mrs Swain
Seconder: Councillor Ambler

(iii) **23 Treworder Road** (4)
(PA22/11465)

Refusal recommended due to lack of certainty.

Proposer: Councillor Mrs Swain
Seconder: Councillor Sealy

(iv) **Truro Methodist Church** (3)
(PA22/10849)

Unanimous approval recommended for the creation of Truro Community Hub and associated works.

Proposer: Councillor Ambler
Seconder: Councillor Mrs Swain

Members also wished to submit a note with their response that states that although the location of, and access arrangements to the Changes Places (CP) toilet is a relatively minor element of the overall Community Hub scheme, the Committee was concerned to hear from the applicant's representative that the decision to relocate the CP toilet, and in so doing to change it from externally accessible 24/7 to internally accessed and only available during Hub opening hours, was taken based upon discussion with a single family and on the architect's previous involvement with a similar issue at one building in another town.

Currently, Truro is lagging many other towns and cities, in that there is not a single CP toilet located anywhere in the city centre.

Committee members noted that the Community Hub is located at the Methodist Church, but this is a major new publicly funded community building for Truro. As such, the applicant ought to have considered how the scheme can contribute towards meeting the CP toilet needs of the wider disabled community, not just focused on those people who already use or might start to use the other services which are to be provided at the site.

Members were made aware of the dissenting view of another potential user of the CP toilet. They were concerned by the applicant's failure to commission a more extensive consultation with a broad range of potential users of the CP toilet, before taking a decision that is so important to their welfare.

The Committee therefore asks that the applicant conducts such a consultation as soon as possible, and that the matter is looked at again in the light of the consultees' responses before the scheme is finalised.

Members thanked the applicant for the manner in which they carried out the design process, their willingness to consult with residents and adapt the design in response to the comments of the Planning Committee.

(v) **Comprigney, Comprigney Hill (5 & 6)**
(PA23/00436 & PA22/00437)

Unanimous approval recommended in line with the comments from the Truro Conservation Area Advisory Committee that request that the flat roof dormer is replaced with a version more in keeping with the building overall, and that the works be carried out in accordance with the Conservation Officer's comments.

Proposer: Councillor Sealy
Seconder: Councillor Mrs Swain

(vi) **The Office Nightclub, River Walk (7 & 8)**
(PA23/00550 & PA23/00551)

Approval recommended of the conversion of the nightclub into four flats, and the associated development.

Proposer: Councillor Ambler
Seconder: Councillor Mrs Swain

(vii) **Barclays, 20 – 21 Lemon Street (9)**
(PA23/00897)

Unanimous approval on the condition the works are in accordance with the Conservation Officer's requirements and include an acoustics report re, potential noise nuisance, as per the comments of the Truro Conservation Area Advisory Committee.

Proposer: Councillor Webb (Mayor)
Seconder: Councillor Mrs Swain

(viii) **City Hall, Boscawen Street (11)**
(PA23/00985)

Unanimous approval for the Listed Building Consent.

Proposer: Councillor Mrs Swain
Seconder: Councillor Ambler

(ix) **Rosewin Cottage, 9 Rosewin Row (12)**
(PA23/01032)

Approval recommended for the alterations to existing car port and single storey rear extension to the rear of the dwelling.

Proposer: Councillor Mrs Swain
Seconder: Councillor Webb (Mayor)

359 CORNWALL COUNCIL NOTICES

(Appendix 4)

(i) **Five Day Notices**

Members noted the report of five-day notices.

(ii) **Premises Licence Applications**

Members noted the report of premises licence applications.

**360 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 Council, where recommendations were last discussed.

Councillor Mrs Carlyon asked when the planters would be removed from Boscawen Street. The Mayor replied they would be removed by Easter.

361 PRE-APPLICATION SUBMISSION

Members discussed a pre-application submission for a proposed base-station installation upgrade at Cornerstone 12484702, Truro Livestock Market, Newquay Road, that had a 14 day deadline for comment. The Chairman commented that the upgrade would improve mobile phone signal.

It was therefore proposed by Councillor Mrs Swain, seconded by Councillor Ambler and

RESOLVED that the City Council approves the proposed base-station installation upgrade at Truro Livestock Market, Newquay Road.

362 LICENSING APPLICATION

Members considered the licensing application from Flour Power Pizza, along with comments from Mel Flemming, who managed Lemon Quay on behalf of the City Council. Members agreed with the current position of the City Council on food traders, however, felt that there should be further discussion as to whether it was the correct position moving forward.

It was therefore proposed by Councillor Webb (Mayor), seconded by Councillor Mrs Carlyon and

RESOLVED that refusal be given for the licensing application from Flour Power Pizza due to current Truro City Council policy not to allow single food traders on Lemon Quay, but that Full Council consider whether the policies for managing the Quay be changed.

363 CHAIRMAN'S REPORT NPPF Consultation

Further to a question from Councillor Mrs Carlyon as to whether the City Council had submitted a response to the above consultation, the Chairman responded that Councillors were asked to email the Planning Clerks with any comments, which he would then collate. As no comments had been received from Members, no response had been submitted.

Schedule B/Planning Committee Procedures

The Chairman commented that the Planning Clerks had been trying to arrange a date with him to hold an informal workshop to allow Councillors to consider the procedures of the Planning Committee, particularly how Schedule 1B works, which had previously been agreed by the Planning Committee several years ago, but which had only recently been utilized to allow applications to be moved at the meeting and had proven to not work properly or to allow sufficient time for applicants or objectors to attend a meeting to comment. However, due to personal issues, the Chairman had not been able to pin down a date.

It was agreed a date would be set within the next several weeks and the Chairman asked Members and the Planning Clerks to consider alternative procedures for discussion. Any ideas would then go before the Planning Committee as part of a formal agenda for a recommendation to Council.

364 CORRESPONDENCE

A pre-application request for comment had been received since the issue of the agenda, with a 14-day deadline for response. It was for a proposed upgrade at Cornerstone 131309, the existing telecommunications base station at Truro east, Rugby Club Entrance, St Clements Hill. This application was similar to the one above at Truro Livestock Market. Members had no objections. The Chairman and Vice-Chairman would therefore submit this response under delegated powers.

The meeting closed at 9:05pm

Chairman

PLANNING APPLICATIONS – FOR THE MEETING OF 2 MARCH 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 23rd February 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
(1) PA22/11465 23 Treworder Road	Application for Outline Planning Permission with all matters reserved for a residential dwelling to the rear of main property, including demolition of garage to provide access.	Boscawen and Redannick	Schedule 2
(2) PA23/00668 Morse’s Yard, Heron Way, Newham	Siting of laundry and welfare units.	Boscawen and Redannick	Approval recommended
(3) PA23/00705 47 Tinney Drive	Proposed removal of garage doors to replace with windows. Conversion of part garage to bedroom with en-suite and formation of bike store	Tregolls	Approval recommended
(4) PA23/01035 15 Lamellyn Drive	Proposed extension to rear of dwelling	Gloweth, Malabar and Shortlanesend	Approval recommended
(5) PA23/00973 Land west of 4 Hamilton Close	Application for Technical Details Consent based on a granted Permission in Principle reference PA22/08434 for the construction of three new dwellings and associated works	Moresk and Trehaverne	Schedule 2

PLANNING APPLICATIONS – FOR THE MEETING 2 MARCH 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 23rd February 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
(1)(a) PA23/00436 Comprigney, Comprigney Hill	Conversion and extension of former stable block to create a single residential dwelling. Demolition of wall between stable and glass house (part retrospective)	Moresk and Trehaverne	Schedule 2
(b) PA23/00437 Comprigney, Comprigney Hill	Listed Building Consent for the above	Moresk and Trehaverne	Schedule 2
(2)(a) PA23/00309 38-39 Lemon Street	Conversion of the existing building into 4 no. flats and internal and external alterations	Moresk and Trehaverne	Approval recommended
(b) PA23/00310 38-39 Lemon Street	Listed Building Consent for the above	Moresk and Trehaverne	Approval recommended

<p>(3)(a) PA23/00336 Cornwall Rural Community Council, 2 Princes Street</p> <p>(b) PA23/00740 Cornwall Rural Community Council, 2 Princes Street</p>	<p>Advertisement consent for circular hanging sign with LED light</p> <p>Listed Building Consent for the above.</p>	<p>Moresk and Trehaverne</p> <p>Moresk and Trehaverne</p>	<p>Refusal recommended. The proposed hanging sign would be metal clad rather than the painted wood of the current sign, which is also the standard in the Conservation Area</p> <p>Refusal recommended. The proposed hanging sign would be metal clad rather than the painted wood of the current sign, which is also the standard in the Conservation Area</p>
<p>(4)(a) PA21/11890 Old County Hall, Station Road</p> <p>(b) PA21/12000 Old County Hall, Station Road</p>	<p>Conversion of Old County Hall to provide 34 residential apartments and erection of new building to provide 45 residential apartments together with car parking, foul and surface water drainage and landscaping</p> <p>Listed Building Consent for the above</p>	<p>Boscawen and Redannick</p> <p>Boscawen and Redannick</p>	<p>Schedule 2</p> <p>Schedule 2</p>
<p>(5) PA23/00070 24-25 Boscawen Street</p>	<p>Advertisement Consent for 4 paint stencilled signs and a projecting sign</p>	<p>Moresk and Trehaverne</p>	<p>Approval recommended</p>

(6)(a) PA23/00550 The Office Nightclub, River Walk	Conversion of the nightclub into 4 no. flats and associated development	Moresk and Trehaverne	Schedule 2
(b) PA23/00551 The Office Nightclub, River Walk	Listed Building Consent for the above	Moresk and Trehaverne	Schedule 2
(7)(a) PA21/00622 11 St Georges Road	Proposed refurbishment and alterations to Grade II listed dwelling	Moresk and Trehaverne	Approval recommended
(b) PA22/00621 11 St Georges Road	Listed Building Consent for the above	Moresk and Trehaverne	Approval recommended
(8) PA23/00985 City Hall, Boscawen Street	Listed building consent to Install personnel safety guard railing and anti-bird netting to flat roofed areas to the rear (southern side) of the City Hall building	Moresk and Trehaverne	Schedule 2
(9) PA23/00897 Barclays, 20-21 Lemon Street	Listed Building Consent Internal and external alterations with non compliance with condition 2 in relation to decision notice PA22/008767 dated 10.01.2023	Moresk and Trehaverne	Schedule 2
(10) PA23/00940 Truro Courts of Justice	Listed building consent to replace the existing vehicle doors, rails and roller wheels	Moresk and Trehaverne	Approval recommended
(11) PA23/01032 Rosewin Cottage, 9 Rosewin Row	Alterations to existing car port and single storey rear extension to dwelling	Moresk and Trehaverne	Schedule 2
(12) PA23/00865 14 Carvoza Road	Retention of attic conversion and extension and replacement of extension	Moresk and Trehaverne	Approval recommended

(13) PA22/10849 Truro Methodist Church Union Place	Creation of Truro Community Hub, comprising of the demolition of 20th Century single storey extension to, and minor demolition and refurbishment of, former Wesleyan School. New extension to former Wesleyan School, and associated minor alterations to Truro Methodist Church, all with associated external works including new terraces, entrance ramp, alterations to car park and soft landscaping.	Moresk and Trehaverne	Schedule 2
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PLANNING APPLICATIONS – FOR THE MEETING OF 3 MARCH 2023
SCHEDULE 2 – Applications to be considered at the Meeting.

Application Details	Proposal	Ward	Recommendation from Chairman/ Vice-Chairman & Councillors
<p>(1)(a) PA21/11890 Old County Hall, Station Road</p> <p>(b) PA21/12000 Old County Hall, Station Road</p>	<p>Conversion of Old County Hall to provide 34 residential apartments and erection of new building to provide 45 residential apartments together with car parking, foul and surface water drainage and landscaping</p> <p>Listed Building Consent for the above</p>	<p>Boscawen and Redannick</p> <p>Boscawen and Redannick</p>	
<p>(2) PA22/10849 Truro Methodist Church Union Place</p>	<p>Creation of Truro Community Hub, comprising of the demolition of 20th Century single storey extension to, and minor demolition and refurbishment of, former Wesleyan School. New extension to former Wesleyan School, and associated minor alterations to Truro Methodist Church, all with associated external works including new terraces, entrance ramp, alterations to car park and soft landscaping.</p>	<p>Moresk and Trehaverne</p>	
<p>(3) PA22/11465 23 Treworder Road</p>	<p>Application for Outline Planning Permission with all matters reserved for a residential dwelling to the rear of main property, including demolition of garage to provide access.</p>	<p>Boscawen and Redannick</p>	
<p>(4)(a) PA23/00436 Comprigney, Comprigney Hill</p> <p>(b) PA23/00437 Comprigney, Comprigney Hill</p>	<p>Conversion and extension of former stable block to create a single residential dwelling. Demolition of wall between stable and glass house (part retrospective)</p> <p>Listed Building Consent for the above</p>	<p>Moresk and Trehaverne</p> <p>Moresk and Trehaverne</p>	

<p>(5)(a) PA23/00550 The Office Nightclub, River Walk</p> <p>(b) PA23/00551 The Office Nightclub, River Walk</p>	<p>Conversion of the nightclub into 4 no. flats and associated development</p> <p>Listed Building Consent for the above</p>	<p>Moresk and Trehaverne</p> <p>Moresk and Trehaverne</p>	
<p>(6) PA23/00897 Barclays, 20-21 Lemon Street</p>	<p>Listed Building Consent Internal and external alterations with non compliance with condition 2 in relation to decision notice PA22/008767 dated 10.01.2023</p>	<p>Moresk and Trehaverne</p>	
<p>(7) PA23/00973 Land west of 4 Hamilton Close</p>	<p>Application for Technical Details Consent based on a granted Permission in Principle reference PA22/08434 for the construction of three new dwellings and associated works</p>	<p>Moresk and Trehaverne</p>	
<p>(8) PA23/00985 City Hall, Boscawen Street</p>	<p>Listed building consent to Install personnel safety guard railing and anti-bird netting to flat roofed areas to the rear (southern side) of the City Hall building</p>	<p>Moresk and Trehaverne</p>	
<p>(9) PA23/01032 Rosewin Cottage, 9 Rosewin Row</p>	<p>Alterations to existing car port and single storey rear extension to dwelling</p>	<p>Moresk and Trehaverne</p>	

Five Day Notices

Planning Application	Truro City Council Comments	Case Officer Comments	Outcome
PA22/09945 and PA22/09946 8 River Street	Refusal recommended due to loss of the decorative stained glass.	I have met the agent and applicant on site and the revised plans have been achieved. Officer support is therefore forthcoming, as the shopfront is not being altered.	Agree

Premises Licence Applications

Licensing Application	Type of application	Truro City Council comments
Sainsbury's, Treyew Road	Minor variation – amend plans.	No objection.