

# 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 COMMITTEE HELD 05 SEPTEMBER 2024 AT 1900

**PRESENT:** Councillors Pascoe (Chairman), Wetherill (Vice-Chairman), Swain (Mayor), Mrs Carlyon, Unwin.  
**APOLOGIES:** Councillors Green, Rabey (Deputy Mayor), Nolan and Griffiths.  
**ALSO IN ATTENDANCE:** Councillors Rich and Wells.

### 1 COUNCILLORS IN ATTENDANCE AND APOLOGIES

It was proposed by Councillor Pascoe, seconded by Councillor Wetherill and  
**RESOLVED** to accept the apologies. **P/24/424**

### 2 DECLARATIONS OF INTEREST

None. **P/24/425**

### 3 MINUTES

(i) The Minutes of the Planning Committee meeting held on 15 August 2024 were considered for accuracy. It was proposed by Councillor Swain, seconded by Councillor Mrs Carlyon, and

**RESOLVED** that the Minutes of the Planning Committee meeting held on 15 August 2024 were considered a correct record. **P/24/426**

(ii) The Minutes of the TCAAC meeting held on 03 September 2024 were received and **NOTED**. **P/24/427**

### 6 PLANNING CONSULTATION **P/24/428**

#### (i) 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. The Chairman read out the proposals as follows.

- a) PA24/06136 | Support
- b) PA24/06583 | Support

It was proposed by Councillor Swain, seconded by Councillor Wetherill, and  
**RESOLVED** that the recommendations for Schedule 1A, as proposed by the Chairman, be adopted by the Planning Committee. **P/24/429**

#### (ii) Schedule 1B

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

- i. PA24/05403 Approval – No objections. Subject to comments and/or conditions.
- ii. PA24/06255 Approval – No objections. Subject to comments and/or conditions.
- iii. PA24/05886 Refusal – Not acceptable in its current format.
- iv. PA24/03146 Refusal – Not acceptable in its current format.
- v. PA24/06436 Approval – No objections in principle. Subject to comments and/or conditions.

- vi. PA24/03769 Approval – No objections. Subject to comments and/or conditions.
- vii. PA24/05834 Refusal – Objections.
- viii. PA24/06231 Approval – No objections. Subject to comments and/or conditions.
- ix. PA24/06232 All as per PA24/06231 above.

Further to comment on this schedule prior to publication of the agenda and at the meeting having heard the comments of the TCAAC, the Chairman's proposals as follows.

- a) PA24/05403 | Support
- b) PA24/06255 | Support
- c) PA24/03769 | Support
- d) PA24/06240 | Support

It was proposed by Councillor Swain, seconded by Councillor Mrs Carlyon, and

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

**P/24/430**

**(iii) Schedule 2**

**(b) Land Adjacent To Lighterage Quay Newham Road Truro (PA24/05179)**

The agent spoke in favour of this scheme assuring members that it had been designed to current standards of legislation with regard to biodiversity, safety and travel routes.

A managing director of a nearby business spoke to have his concerns heard, these being that of safety on a road where there is frequent heavy vehicle usage.

After hearing the speakers the councillors entered their broad discussions centred on the following points:

- a) Acknowledgement of the serious concerns of the police with regards to lighting provisions for safety, prevention measures for harm.
- b) The unresolved ownership issues of the land on the Boscowen Park side of the river between Cornwall Council and the Environment Agency.
- c) Provision of infrastructure to facilitate safe cycleways and pedestrian path.
- d) The benefit of the bridge as an addition to the Newham trail and the connection of the Truro Loops, allowing crossing at the river rather than weaving in between traffic on Newham Road.
- e) How relevant the transport statement is considering the age of the data it uses, and the need to assess the access plans for safety before supporting the bridge itself.
- f) How crucial Newham was to the economy of the town.

The Planning and Licensing committee via the Chairman ask that the Town Clerk write to Cornwall Council separately from the comments submission on the planning portal expressing grave concerns of the access and safety of the area serving the lifting bridge.

Following the discussions councillors were minded to object and so it was proposed by Councillor Mrs Carlyon, seconded by Councillor Mrs Swain and

**RESOLVED** that Truro City Council recommend refusal of the proposal until satisfactory plans are made available detailing the safe access for cyclists and pedestrians.

**P/24/431**

**(a) The Thomas Daniell Infirmary Hill Truro Cornwall TR1 2JA (PA24/05834)**

A member of the public spoke in favour of this application giving the reason for the work maintain viability of the business having seen a thirty percent increase in turnover at a time when the pub trade in Truro was in a hiatus.

This was to cement employment and presence of the pub for the long term; the speaker felt that the impact on the listed building was less significant than this.

Members asked a number of questions to the speaker including “why this was retrospective” and “ why permission wasn’t sought in a straightforward way”. Response was made that this was in the interest of speed to catch the summer trade.

Following the representation the Chairman read out the views of the TCAAC and members went into discussion acknowledging the support the proposal gives to a local business and that this site is a bonus to the community.

The committee were in agreement in their disappointment with this being a retrospective application.

Another member focused debate on the material consideration that these were works done that have caused irreparable damage to a listed building. The current owners bought the site knowing the fact and should have considered this when assessing viability.

It was proposed by Councillor Swain seconded by Councillor Mrs Carlyon, and

**RESOLVED** that Truro City Council recommend refusal of this retrospective application on the grounds that this creates damage to a listed building and is not respecting the conservation area setting, the committee mirror the views of the TCAAC [ *Well-presented documentation, as belated retrospective LBC application for external works, already undertaken and completed to a prominent Listed Building in CA, without necessary planning approval having been sought and obtained. Members were alarmed by these works when first noticed on site in November 2023, especially when it was found that no approval had been sought. Insofar as the works as already installed are concerned, the TCAAC’s attitude remains essentially unchanged.*

*The building’s GII listing in 1973 refers to two pairs of early C19 small town houses, in two distinct elements with different eaves heights, floor levels, and with the original arched front doorways and domestic form windows, which still remain quite clear for all to see. The new horizontal awnings slash across the front elevation and completely change the character and appearance of the building, so that “it now looks more like a railway station than the rather stylish former public house”, which otherwise still quite splendidly references that original usage. The Thomas Daniell is an integral part of a superb grouping of at least ten GII Listed Buildings set around the junctions of Lemon Street, Infirmary Hill, Daniell Street, Falmouth Road, Barrack Lane, Upper Lemon Villas and Strangways Terrace. In fact, probably amongst the best in the city and one having predominantly retained its C17 and C18 concept, thus reflecting the cost and care expended there over nearly 300 years. It is noted that consultee comments on the CC Planning website, as recently submitted by CC HEP, oppose the external heaters, speakers and lighting as installed but, however, do not object to the new awnings so long as certain stipulated conditions are met. Nevertheless, members recommend refusal of this LBC application (along with its associated PA24/05834) based on the awnings and accoutrements being wholly inappropriate on the building and that it should revert to its previous appearance. The photographs in the application’s Design and Access/Heritage Impact Statement document show the public house as it was in 2009 and as it is presently. Members consider that the direct comparison of those images ably demonstrates the justification for this recommendation Any works so approved are to be undertaken in accordance with all conditions and/or recommendations as determined by the*

**P/24/432**

CC HEP Conservation Officer.] and would like to add that they are disappointed this is a retrospective application.

**(h) Cooper Signs The Parade Malpas Road Truro Cornwall TR1 1UJ**  
(PA24/05886)

An agent spoke in objection to this application on behalf of direct neighbours to the proposed development. This focused on their concerns of the loss of privacy in their private amenity garden space as well as overlooking of their car parking. A reference was made to policy 12 2a and 12 2c of the Cornwall local plan.

The chairman read out the views of the TCAAC. It was noted that there was much concern from the residents of the parade. Members felt that this application had been rushed without much consideration as to how the proposal would fit within the conservation area and listed community. Members also discussed the lack of parking and storage area and the need for housing against the quality of living provided. It was felt that better use of the site could provide a social space for the occupants.

It was proposed by Councillor Webb, seconded by Councillor Swain and **RESOLVED** that Truro City Council recommend refusal on the grounds that this is overdevelopment of the site leading to overlooking and substandard accommodation. The design pays little respect the conservation area and the row of listed buildings adjacent. A resubmission is welcomed that addresses these issues.

**P/24/433**

[Councillor Rich left the meeting at 2038.]

**(j) Mountford House Care Home Cyril Road Truro TR1 3TB**  
(PA24/06436)

The development manager from the developer spoke in favour of this application, citing the need for increased capacity not only to make the project viable but also as a local demand. The aim of the scheme is to replace an obsolete care facility in line with TKNDP H2. Following a public consultation the block had been trimmed back to address some overlooking concerns. It was also reported that there was plans to upgrade the unadopted road on completion of the project.

A resident that shares the currently unadopted access road spoke against, giving agreement in principle for the replacement of the care home building but having a significant worry with regards to the potential for overlooking but most notably the transport. He requested that the developer conduct a transport survey to inform the carpark design adding that currently it doesn't accommodate visitors, district nurses or facilitate the occasions in which the home holds its open days. The speaker also wanted to highlight the potential for the current drainage to flood his garage. A final point requesting details of the substation was made.

Members were in principle happy for the care home but wanted the issues addressed by residents to be addressed, the scale, massing, overlooking, transport, and condition of Cyril road. It would be appreciated to have an image of the view from the gardens adjacent as well as the sun and shade mapping of the neighbours, the committee felt that there was too much missing from the application to support without fear of the consequences, especially considering the direct impact on at least ~20 homes.

An appreciation for the need of the supply was acknowledged but members thought that the site simply could not accommodate the quantity of beds proposed.

It was proposed by Councillor Webb, seconded by Councillor Mrs Carlyon and

**RESOLVED** that Truro City Council wish to defer comment **P/24/434**  
subject to conducting a site visit and following a transport survey as well as a  
commitment from the developer that Cyril road is to be resurfaced to a good  
condition prior to works commencing and that the size and massing will be  
considered.

[Councillors Webb & Wells left the meeting at 2112.]

**(c) 9 Trewinnard Grove Truro Cornwall TR1 3RQ**

(PA24/06340)

It was proposed by Councillor Pascoe, seconded by Councillor Swain and

**RESOLVED** that Truro City Council recommend refusal **P/24/435**  
until there is adequate information available for the tree officer.

**(d) 29 River Street Truro Cornwall TR1 2SJ**

(PA24/06231) &

**(e) 29 River Street Truro Cornwall TR1 2SJ**

(PA24/06232)

It was proposed by Councillor Swain, seconded by Councillor Mrs Carlyon  
and

**RESOLVED** that Truro City Council support the **P/24/436**  
application.

**(f) 4 Melin Drive Truro Cornwall TR1 3FU**

(PA24/05896)

It was proposed by Councillor Pascoe, seconded by Councillor Unwin and

**RESOLVED** that Truro City Council support the works but **P/24/437**  
ask that a condition be applied that this is to be used only for recreation or  
office space not overnight accommodation.

**(g) 8 Treseders Gardens Truro Cornwall TR1 1TR**

(PA24/06043)

It was proposed by Councillor Wetherill, seconded by Councillor Mrs Carlyon  
and

**RESOLVED** that Truro City Council recommend refusal of **P/24/438**  
the proposal on the basis of Southwest Waters objection.

**(i) 31 And 32 St Austell Street Truro Cornwall TR1 1SE**

(PA24/03146)

One member raised the use of the only outside space for the extension would  
exacerbate the existing parking problems as identified in the application.

It was proposed by Councillor Swain, seconded by Councillor Mrs Carlyon  
and

**RESOLVED** that Truro City Council recommend refusal of **P/24/439**  
the application in agreement with the TCAAC. [Members welcomed in  
principle such proposals to improve conditionals for occupants of existing  
residential properties. That no changes being proposed to street frontages  
was welcomed. However, members had concerns over the removal of the  
private amenity space to the rear and its effect on the adjoining annexe, and  
the internal overcrowding caused by the introduction of the additional  
bathrooms which also raised issues re. the impact on drainage in a  
floodplain. TCAAC would have preferred this to be submitted as separate  
applications as, even though mirrored, these are still two separate properties.  
A more sensitively responsive and considerate design solution could well  
generate a more amenable recommendation. Any works so approved are to  
be undertaken in accordance with all conditions and/or recommendations as  
determined by the CC HEP Conservation Officer.]

## 7 URGENT APPLICATIONS

None.

It was proposed by Councillor Swain, seconded by Councillor Pascoe and  
**RESOLVED** to allow an extension of the meeting until  
2200.

P/24/440

## 8 LICENSING

- i) LI24\_005081 | Tremletts Newsagents, 30 River Street, Truro, TR1 2SJ  
The committee discussed the fairness of granting the same license hours as that of the other convenience stores in Truro against the staff safety where national chains are often more staffed than independent businesses.

It was proposed by Councillor Swain, seconded by Councillor Unwin and  
**RESOLVED** to support the application but agree with the  
licensing officer in the event that they raise any concerns the committee failed to consider.

P/24/441

## 9 CORRESPONDENCE

P/24/442

### i) NPPF Changes Briefing

The committee agreed to meet once the suggested responses from Cornwall Councils had been received.

P/24/442.i

### ii) Decision-Making on Solar Farms on Agricultural Land

P/24/442.ii

### iii) Notification of works to Trees.

P/24/442.iii

### iv) PA23/03690

P/24/442.iv

## 10 DELEGATION OF POWERS

None.

P/24/443

## 11 DECISIONS

Noted.

P/24/444

## 12 TRURO TRANSPORT STRATEGY WORKING GROUP

It was reported that the group had now met and that the Town Clerk was to write a report.

P/24/445

## 4 CHAIRMANS REPORT

The chairman gave public thanks to Councillor Wetherill for taking over Chairmanship of the committee in his absence despite, the committee clerk for continuing the work without his guidance, and the rest of the committee for the letter of best wishes it sent.

P/24/446

## 13 DATE OF NEXT MEETING

The date of the next meeting is 26th September 2024.

P/24/447

The meeting closed at 2151.

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Chairman