TRURO CITY COUNCIL

CITY OF TRURO

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MEETING OF THE PLANNING AND LICENSING COMMITTEE HELD 17 OCTOBER 2024 AT 1900

PRESENT: Councillors Wetherill (Vice-Chairman), Swain (Mayor), Rabey (Deputy Mayor), Mrs Carlyon, Nolan, Mrs Nolan, and Webb.

APOLOGIES: Councillors Pascoe (Chairman), Green, Griffiths, Hall, and Unwin [Personal].

1 COUNCILLORS IN ATTENDANCE AND APOLOGIES

Noted. P/24/688

2 DECLARATIONS OF INTEREST

None. P/24/689

3 MINUTES

a. The minutes of the Planning & Licensing Committee meeting held on 26 September 2024 were considered for accuracy. It was proposed by Councillor Mrs Carlyon, seconded by Councillor Swain, and **RESOLVED** that the Minutes of the Planning Committee meeting held on 26 September 2024 were considered a correct record. **P/24/690**

b. The minutes of the Truro Conservation Area Advisory Committee (TCAAC) meeting held on 15 October 2024 were received and **noted**. P/24/691

4 PLANNING CONSULTATION P/24/692

a. i **12 Dudman Road Truro Cornwall TR1 3PP** (PA24/07141)
It was proposed by Councillor Wetherill, seconded by Councillor Webb, and **RESOLVED** that Truro City Council support the application subject to any recommendations of the planning officer to deal with loss of light to the neighbouring property's kitchen. **P/24/693**

a. ii **35 Highertown Truro Cornwall TR1 3QE** (PA24/05069)
It was proposed by Councillor Wetherill, seconded by Councillor Swain, and **RESOLVED** that Truro City Council support the application. **P/24/694**

a. iii **1 Landerslee Drive Truro Cornwall TR1 3GF** (PA24/07342)
It was proposed by Councillor Mrs Nolan, seconded by Councillor Webb, and **RESOLVED** that Truro City Council defer comment until information requested by the trees officer is provided. **P/24/695**

a. iv **6 Barton Meadow Kenwyn Truro Cornwall TR1 3NJ** (PA24/07409)
It was proposed by Councillor Wetherill, seconded by Councillor Rabey, and **RESOLVED** that Truro City Council support the application. **P/24/696**

a. It was proposed by Councillor Wetherill, seconded by Councillor Swain, and **RESOLVED** that Truro City Council support en bloc applications: **P/24/697**

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

b. Schedule 1B

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

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

Further to comment on this schedule prior to publication of the agenda and at the meeting having heard the comments of the TCAAC it was proposed by Councillor Wetherill, seconded by Councillor Mrs Nolan, and **RESOLVED** that Truro City Council support: **P/24/698**

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

8 DELEGATION OF POWER

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

Agree with planning officer. **Noted.** P/24/699

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

Agree with planning officer. **Noted.** P/24/700

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

It was proposed by Councillor Swain, seconded by Councillor Webb, and **RESOLVED** that Truro City Council agree with the planning officer. **P/24/701**

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

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

It was proposed by Councillor Wetherill, seconded by Councillor Webb, and **RESOLVED** that Truro City Council agree with the planning officer. **[**Councillors Mrs Carlyon, Rabey, and Swain asked that their vote against this motion be recorded.**]** **P/24/702**

4. C Schedule 2 P/24/703

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

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

It was proposed by Councillor Webb, seconded by Councillor Swain, and **RESOLVED** that Truro City Council support the application **P/24/704**

requesting that there is an attempt to use local wood as the cladding material and ensure that covered and secured cycle parking is provided.

c. i **The Market Inn Back Quay Truro Cornwall TR1 2LL** (PA24/05231)
Members believed this rendition well produced and attractive.

It was proposed by Councillor Webb, seconded by Councillor Swain, and **RESOLVED** that Truro City Council support the application and record thanks to the applicant for moving a long way to what is expected within the conservation area. **P/24/705**

c. ii **26 Carclew Street Truro Cornwall TR1 2DZ** (PA24/07286)
A councillor had requested to discuss this on the basis that the proposal was a slight tweak to a previously objected to scheme. Notably the concerns were, the dank patio space resulting from the wall to screen the development from the existing dwelling on site, the outlook of this screen from the existing house, overdevelopment, its only access being the covered alleyway with steps enroute - inappropriate for refuse transfer, no rear access, and very little amenity space.

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

It was proposed by Councillor Rabey, seconded by Councillor Swain, and **RESOLVED** that Truro City Council object to the application on the grounds that this is unneighbourly overdevelopment of a garden plot that will result in a poor living space with an inadequate amenity area in addition to increasing the potential for noise disturbance to adjacent properties. **P/24/706**

c. iii **1 The Crescent Truro Cornwall TR1 3ES** (PA24/07270)
The Vice-Chairman read out the TCAAC comments.

It was proposed by Councillor Webb, seconded by Councillor Swain, and **RESOLVED** that Truro City Council support the application. **P/24/707**

a. v **Land West Of The Cottage Trelyn Trelander Highway Truro Cornwall TR1 1PE** (PA24/06774)
Initial observations from the committee were that this was a house crammed into scrubland where the retained wall could cause highways issues blocking the view of those using the drive. The multiple ground floor entrances had in effect converted the reception room into a corridor, overall the design is cramped with a confusion over space standards for a two-storey dwelling.

It was proposed by Councillor Swain, seconded by Councillor Nolan, and **RESOLVED** that Truro City Council object to the application as the proposals are overdevelopment of the site, leave a lack of amenity space and has the potential for highways issues. **P/24/708**

a. vi **Land West Of Lamorran Old Falmouth Road Truro Cornwall TR1 2HN** (PA24/07416)

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

It was proposed by Councillor Webb, seconded by Councillor Rabey, and **RESOLVED** that Truro City Council object to the application requesting this parcel of land be returned to a green space as the members suspect it originally was. **P/24/709**

a. vii **Hangmans Cottage Comprigney Hill Kenwyn Truro Cornwall TR1 3EE** (PA24/07537)
Members noted that the original cottage look is now lost.

It was proposed by Councillor Swain, seconded by Councillor Webb, and **RESOLVED** that Truro City Council support the application. **P/24/710**

a. xi **3 Barton Meadow Kenwyn Truro Cornwall TR1 3NJ** (PA24/06730)
It was commented that currently built on a platform the proposal seeks to burrow into the hillside and install a large balcony, despite this the road frontage would remain of a similar design and not harm the street view.

It was proposed by Councillor Swain, seconded by Councillor Wetherill, and **RESOLVED** that Truro City Council support the application in principle but ask that: overlooking to the neighbour's gardens, practicality of bin and bike store down steps, and the safety/appropriateness of access to Bosvigo lane be addressed. **P/24/711**

a. xiv **Land To The Rear Of 22 Gregor Road Truro Cornwall** (PA24/07753)
This was cited to be for works to Truro City Council trees and considered good tree husbandry and safety measures where the dead tree removal is concerned; a new tree to replace this in a more suitable location was suggested.

It was proposed by Councillor Swain, seconded by Councillor Webb, and **RESOLVED** that Truro City Council support the application whilst requesting that the dead tree be replaced with one in a more suitable location. **P/24/712**

b. ii **Lotus Gate The Avenue Truro Cornwall TR1 1HR** (PA24/07441)
A member made the committee aware of previous works to crown thin the tree in 2014 and 2018. No reason could be ascertained for the pollarding.

It was proposed by Councillor Webb, seconded by Councillor Rabey, and **RESOLVED** that Truro City Council object to the works, considering the healthy lime tree not yet requiring them. **P/24/713**

5 **LICENSING** P/24/714

a. **LI24_006080 YFC Truro, 8 Calenick Street, Truro, TR1 2SF**
The prosed closing time was considered too late; members also couldn't identify the demand for the service at this time.

It was proposed by Councillor Swain, seconded by Councillor Webb, and **RESOLVED** that Truro City Council ask for the hours of the license **P/24/715**

times be restricted so that it is consistent with other establishments in the area.

b. **LI24_005822 Petty Fours Restaurant, 5 Old Bridge Street, Truro, TR1 2AQ**
It was proposed by Councillor Webb, seconded by Councillor Wetherill, and **RESOLVED** that Truro City Council support the grant of this license. **P/24/716**

c. **LI24_005607 New Mantra, Studio F12B Old Bakery Studios, Blewetts Wharf, Malpas Road, Truro, TR1 1QH**
It was proposed by Councillor Swain, seconded by Councillor Webb, and **RESOLVED** that Truro City Council don't understand the business' operations enough to give comment on the application. **P/24/717**

6 **URGENT APPLICATIONS**
None. **P/24/718**

7 **CORRESPONDENCE** P/24/719

a. PA23/09678 - Appeal Notice - 14 St Marys Street and 21 Old Bridge Street Truro Cornwall TR1 2AF
Noted. P/24/720

9 **DECISIONS**
Noted. P/24/721

10 **TRURO TRANSPORT STRATEGY WORKING GROUP**

a It was proposed by Councillor Rabey, seconded by Councillor Swain and **RESOLVED** to approve the terms of reference for the Truro Transport Strategy Working Group. **P/24/722**

b None. P/24/723

11 **BUDGET**
On hearing the estimates provided by the committee clerk for a planning consultant's time members debated the usefulness of the guidance agreeing that £5,000.00 would provide a good contingency.

It was proposed by Councillor Swain, seconded by Councillor Mrs Carlyon and **recommended** to Full Council that the budget for the Planning and Licensing Committee for the year 2025/26 be £5,000.00. **P/24/724**

12 **CHAIRMANS REPORT**
The Vice-Chairman suggested that a trees officer speaking to the committee may be a helpful training session. P/24/725

13 **DATE OF NEXT MEETING**
The date of the next meeting is 7th November 2024. P/24/726

The meeting closed at 2055.

Chairman