

TRURO CITY COUNCIL



CITY OF TRURO

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MEETING OF THE PLANNING COMMITTEE HELD 26 SEPTEMBER 2024 AT 1900

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

1 COUNCILLORS IN ATTENDANCE AND APOLOGIES

Noted.

P/24/535

2 DECLARATIONS OF INTEREST

None.

P/24/536

3 MINUTES

- a. The Minutes of the Planning Committee meeting held on 05 September 2024 were considered for accuracy. It was proposed by Councillor Swain, seconded by Councillor Unwin, and

RESOLVED that the Minutes of the Planning Committee meeting held on 05 September 2024 were considered a correct record.

P/24/537

- b. The Minutes of the Truro Conservation Area Advisory Committee (TCAAC) meeting held on 24 September 2024 were received and **noted**.

P/24/538

4 PLANNING CONSULTATION

P/24/539

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. The Chairman's proposals as follows.

- i. PA24/06791 Support
- ii. PA24/06819 Support
- iii. PA24/06907 Support
- iv. PA24/07085 Support
- v. PA24/06734 Support

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

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

P/24/540

b. Schedule 1B

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

- i. PA24/05424 Approval – No objections.
- ii. PA24/03770 Approval – No objections.
- iii. PA24/05941 Approval – No objections.
- iv. PA24/07115 Approval – No objections.
- v. PA24/07151 Deferral – With Request to See Again.

vi. PA24/07152 As per PA24/07151 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:

- i. PA24/05424 Move to Schedule 2
- ii. PA24/03770 Support
- iii. PA24/01336 Move to Schedule 2
- iv. PA24/06713 Support
- v. PA24/07115 Support
- vi. PA24/07151 Move to Schedule 2
- vii. PA24/07152 Move to Schedule 2

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

RESOLVED that the recommendations for Schedule 1B, as proposed **P/24/541** by the Chairman, be adopted by the Planning Committee with the exception of i, iii, vi, and vii that were moved for discussion under schedule two.

Schedule 2

P/24/542

c.iii. Land And Buildings At GWRSC Station Road Truro TR1 3HH (PA24/06876)

Members heard a presentation from the applicant prior to the meeting. During discussion the committee focused on the height of the proposed development citing its prominent position in Truro; members questioned the need for the ground floor commercial space and suggested that this may be removed to reduce the massing by one storey.

The parking and cycle store provisions were also thought to be inadequate and a potential cause for congestion directly opposite a level crossing; exacerbated if the convenience store in the scheme goes ahead.

One member raised concern over the noise that might be produced moving bins from the bin store to the stopping place for the refuse vehicles.

Discussions moved to the design; members advocated for further reflection of the station and a reduction in its square monolithic shape. Internally it was considered cramped.

Members touched upon the geology of the site, safeguarding measures for inhabitants and parking interruption to the public realm at the front of the proposed commercial space.

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

RESOLVED that Truro City Council defer comment until such time as the applicant has considered the height and massing, the removal of the shop and subsequent reduction of development by one story, parking, design, and the geology of the site. **P/24/543**

SUSPENSION OF STANDING ORDERS

It was proposed by Councillor Nolan, seconded by Councillor Mrs Nolan and

RESOLVED that the Standing Orders of the Council be suspended to enable a representative of Sanctuary to relay answers to questions raised during the site visit. **P/24/544**

5 UPDATE FOLLOWING SITE VISIT

P/24/545

The Chairman reported that the site visit to the site of the Mountford House development had been informative, thanking the representatives for being receptive to the comments raised.

The applicant was then invited to report to the committee:

1. Location of the heat pump is best for its operation; the noise was to be no louder than background during the day and only raised slightly above at night. This should dissipate before reaching neighbouring properties.
2. The planting was to be retained where possible at the perimeter, some non-native species to be removed for biodiversity net-gain specifically bamboo to the front of the site.
3. Due to the requirements of bed supply and project viability the additional floor is necessary to accommodate bed numbers.
4. Rainwater runoff to be retained onsite as per new regulations.

Members felt that the project had outgrown the site, holding the objection to the height and massing.

SUSPENSION OF STANDING ORDERS

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

RESOLVED that the Standing Orders of the Council be reinstated. **P/24/546**

Schedule 2 **P/24/547**

c.i. Land To The West Of Brunel Court Truro

(PA24/03199)

Members noted the objection raised by network rail of the potential for cars to overhang impeding ability to access the level crossing.

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

RESOLVED that Truro City Council defer comment until the applicant has produced an assessment that answers the concerns of Network Rail. **P/24/548**

c.ii. Royal Cornwall Museum 25 River Street Truro Cornwall TR1 2SJ

(PA24/05941)

Councillor Swain reported the views of the TCAAC.

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

RESOLVED that Truro City Council support the application. **P/24/549**

b.vi. Royal Cornwall Museum 25 River Street Truro Cornwall TR1 2SJ

& (PA24/07151 & PA24/07152)

b.vii. The views of the TCAAC were read out. Following this members briefly discussed the material considerations and saw no reason to object.

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

RESOLVED that Truro City Council support the application in principle but would like the comments of the TCAAC considered. **P/24/550**

b.i. 32 Boscawen Street Truro Cornwall TR1 2QH

(PA24/05424)

Members appreciated that this scheme was much improved however maintain the position that the lettering must be painted and not the as proposed aluminium and acrylic.

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

RESOLVED that Truro City Council support the proposal subject to the lettering of the signage being painted as per TKNDP policies C1 and C5, Cornwall Local Plan policy 12 and NPPF 12. **P/24/551**

b.iii. 7 Frances Street Truro Cornwall TR1 3DN

(PA24/01336)

One Councillor asked for this application to be discussed on the grounds of public health stating that the density of food takeaways was directly linked to obesity and poor health. The area in question was already saturated with this type of premises.

Members countered that free will should be allowed to ensue. It was agreed that this was an issue best dealt with during a review of the Truro and Kenwyn Neighbourhood Plan.

It was proposed by Councillor Pascoe, seconded by Councillor Mrs Nolan and

RESOLVED that Truro City Council support the application.

P/24/552

6 LICENSING

- a. Duke Street Deli
Concern for wheelchair users was noted.

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

RESOLVED to support the application.

P/24/553

7 URGENT APPLICATIONS

PA24/05833 The Thomas Daniel, concurrent application to the listed building application previously discussed.

It was **RESOLVED** to apply the same comments to this application as the ones submitted to the concurrent application.

P/24/554

8 CORRESPONDENCE

- a. Notification of Works to trees within a Conservation Area; crown lifting of Sycamore and removal of lowest limb of Beech tree. PA24/06763 - Bosillian 4 Crescent Road Truro Cornwall TR1 3EP.

P/24/555

P/24/556

- b. Notification of works to trees in a Conservation Area; works include 5 Limes. Fell to ground level. PA24/06760 - Halcyon Crescent Road Truro Cornwall TR1 3EP.

It was proposed by Councillor Swain, seconded by Councillor Mrs Carlyon and **RESOLVED** to raise concern over the lack information on the lime trees and the reason for felling.

P/24/557

- c. Notification of works to tree within a Conservation Area; Bay – Removal. PA24/06463 - Cotham The Avenue Truro Cornwall TR1 1HR.

P/24/558

- d. Notification of works to tree within a Conservation Area; Fell Eucalyptus and Cherry (T2 and T3). T1 conifer hedge to be removed. T4 mixed shrubs to be reduced in size. PA24/06918 - St Georges Vicarage St Georges Road Truro Cornwall TR1 3NR.

P/24/559

- e. Notification of works to tree within a Conservation Area; Crown raise oak 3m from the ground. PA24/06914 - Hillside 16 St Clements Terrace Truro Cornwall TR1 1HN.

P/24/560

- f. Notification of works to tree within a Conservation Area; namely T's 1-12 as tree survey. PA24/07236 - St Marys Cottage Kenwyn Road Truro Cornwall TR1 3SQ.

P/24/561

- g. Lift Legend Letter 2024.
Noted.

P/24/562

9 DELEGATION OF POWERS

- None. P/24/563
- 10 DECISIONS**
Noted. P/24/564
- 11 NPPF CHANGES**
Noted, Cornwall Council to be asked for their final responses. P/24/565
- 12 TRURO TRANSPORT STRATEGY WORKING GROUP**
Nothing to report. P/24/566
- 13 CHAIRMANS REPORT**
Noted. P/24/567
- 14 DATE OF NEXT MEETING**
The date of the next meeting is 17th October 2024. P/24/568

The meeting closed at 2036.

Chairman